SENIOR HOUSING

MARKET FEASIBILITY STUDY

FOR A SITE IN

REDONDO BEACH, CALIFORNIA

Prepared For:

BEACH CITIES HEALTH DISTRICT

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SECTION 1

SPECIFIC PROJECT FEASIBILITY

Overview

Contained in this section are the details of a market study evaluating the feasibility of a proposed new Senior housing community being planned for development on a site in Redondo Beach, California. Section 2 of this report presents a specific definition of the proposed product characteristics and services and amenities being recommended and evaluated for this development.

At full development, MDS has evaluated a proposed Senior housing community that would include the following living arrangements:

- **200 Independent Living Apartment Units**
- **200 Assisted Living/Residential Care Units**

While plans have not been finalized, it is MDS' understanding that these living arrangements would be developed on the campus in phases. The most recent discussions indicate that the first phase of development would include up to 200 assisted living units in a multi-level building. The independent living apartment building would be built in a second phase of development and would house up to 200 living units in a multi-level building. Consideration is also being given to the development of parking garages to accommodate the additional parking needs on the campus.

Field work and analysis for this engagement was completed in April, 2016. Therefore, the analysis and conclusions contained herein reflect market conditions as of this time frame. Following is a detailed discussion of the capture rate/demand analysis for each of the living arrangements being considered for the subject new Senior housing development in Redondo Beach.

Professional Market Feasibility Opinion

Based upon the detailed quantitative results of this market feasibility study and MDS' significant national experience in evaluating successful Senior housing communities, it is our specific opinion that there is sufficient size and depth of the qualified target market to prudently introduce the proposed new Senior living arrangements into the Redondo Beach area - from a quantitative perspective. This opinion is based on the current pricing established for the project and other assumptions that will be outlined herein. This opinion also considers existing communities and planned/announced competition as well as annual unit turnover - the re-filling of existing occupied units due to natural resident attrition that will occur at mature competitive communities.

Capture Rate/Demand Analysis For the Proposed Independent Living And Assisted Living Units

Independent Living Capture Rates - Trends and Benchmarks - Project "capture rate" is defined as the percentage of the age and income qualified prospects an individual Senior housing community will have to attract or capture in order to achieve stabilized occupancy. The required capture rate for a project is calculated by dividing the number of units to be absorbed from within the Primary Market Area (PMA) by the number of net potential age-, income- and health-qualified prospects residing in that market area.

While there have been various industry standards for maximum acceptable capture rates for an individual project in a specific market area, an industry figure of approximately 5% evolved over time and was historically considered an acceptable market/development risk for independent living units. This evolution was based on the following limited screening criteria:

- **Age 65+ households** (the typical age screen is now considered to be **age 75+**)
- **Insufficient or no income screening** (was not always directly related to the proposed monthly service fees)

- **No sophisticated competitive analysis** (important issues such as competitive unit turnover, etc. are now being addressed)

Now, in addition to more detailed age and income demographic screening and pragmatic competitive analysis, the MDS capture rate model for independent living now factors out Seniors who are estimated to need assistance with the activities of daily living (ADLs). As is indicated in Exhibit 1-7 of this report, approximately 32% of age 75+ households in the PMA are estimated to require assistance with ADLs in the 2019 and 2022 time frames. These Seniors are excluded from the potential pool of prospects as it is assumed that they are no longer health-qualified for the independent living lifestyle. **MDS is now considering up to 10% as an acceptable acuity-adjusted capture rate for independent living units based on this more detailed screening criteria.**

Assisted Living Capture Rates - Assisted living capture rates have historically been calculated in a similar manner to independent living - based on age and income qualifying criteria. It has been MDS' experience, however, that assisted living involves a more highly need-driven situation. The typical average age profile for residents in assisted living is early 80s and they have a need for assistance with the activities of daily living (ADLs).

According to the **2009 Overview of Assisted Living**, the average elderly assisted living resident is an 87-year-old female who is ambulatory but needs assistance with about two ADLs, most likely bathing and possibly dressing or toileting. She also probably needs or accepts some assistance with transportation, shopping, preparing meals, housework, taking medication and managing money. On average, the oldest resident in an assisted living facility designed for the elderly is 94 years old, while the youngest is 66 years old. Although most elderly assisted living residents are women due to women's longer life expectancy, approximately 31% are male.

In addition to screening for age and income and the impact of competition and turnover, the demand model for assisted living also factors in levels of incidence for the estimated need for assistance with the activities of daily living (refer to Exhibit 1-7 for the estimated need for

assistance with ADLs in this PMA). While there are Seniors who will move into assisted living before they need significant levels of ADL services, Seniors needing these services are the most likely target market for assisted living. This ADL screening also insures that there is no overlap or double counting of the prospects evaluated for the independent living versus the assisted living lifestyle.

It is MDS' opinion that an individual assisted living community should not count on capturing more than 20% of this specific age qualified, income qualified and need-driven target population in order to achieve stabilized occupancy. The final assessment of the independent living and assisted living capture rates are obviously influenced by the specific product being developed and existing market conditions within the defined PMA at the time of the analysis.

MDS is not aware of a published source of project capture rates, however, it is our opinion that these capture rates are generally recognized by other Senior housing industry professionals including market feasibility consultants/appraisers and Senior housing trade associations including the American Seniors Housing Association (ASHA), National Investment Center (NIC) and Argentum.

Summary of Age 75+ Independent Living Capture Rates for the Proposed New Community

Exhibits 1-1 through 1-3 present the capture rate/demand models for the **200 independent living apartment units** ultimately being proposed for the subject site in Redondo Beach. These capture rates are expressed in both the 2019 and 2022 time frames. Please note that each model considers a different minimum qualifying income screen - based on the proposed monthly service fee pricing (refer to Exhibit 1-10 for the calculation of the minimum qualifying income criteria based on the proposed pricing for each of the proposed living arrangements). This approach to the analysis ensures that there is sufficient size and depth within the market to

support the range of pricing suggested for each of the Senior living arrangements and unit types being proposed for the new development. The resulting age 75+ capture rates for 200 total independent living units are summarized as follows:

Minimum Qualifying Cash Flow Income Screen	200 Independent Living Units 2019	2022	Refer to Exhibit
@ $135,000+	5.4%	4.3%	1-1
@ $145,000+	6.1%	4.8%	1-2
@ $155,000+	7.1%	5.5%	1-3

This analysis indicates that the resulting capture rates are well within acceptable and recognized industry standards for independent living. In addition to the qualifying income screens, these capture rates conservatively assume 70% of the unit absorption from qualified prospects residing within the PMA and a project occupancy rate of 93%.

Summary of Age 75+ Assisted Living/Residential Care Capture Rates

Exhibits 1-4 through 1-6 present capture rate/demand models for **200 new assisted living/residential care units** being proposed for this development. This assisted living analysis also considers three minimum income screens, assumes 70% of the unit absorption from qualified prospects residing in the defined PMA and 93% project occupancy. The resulting age 75+ capture rates for 200 assisted living units can be summarized as follows:

Minimum Qualifying Cash Flow Income Screen	200 Assisted Living Units 2019	2022	Refer to Exhibit
@ $115,000+	11.5%	9.0%	1-4
@ $125,000+	13.8%	10.5%	1-5
@ $135,000+	17.0%	12.6%	1-6

It should be noted that these units will ultimately serve the existing independent living residents who age in place and require higher levels of care. However, upon opening, these units will likely be filled from qualified prospects from the “outside world.” As stated earlier, the

assisted living capture rates also factored in an ADL incidence level factor of 32% (refer to Exhibit 1-7 for the calculation of the weighted average level of incidence of ADL need in the PMA).

All of the capture rates for the independent living condominiums/apartments and assisted living units are **based on both qualifying annual cash flow and the estimated impact of the investment of home equity in the defined PMA. It is the opinion of MDS that the capture rates for this proposed new development are conservative, realistic and within acceptable and recognized industry standards.**

As discussed earlier, the threshold over which the capture rate for any one community should not exceed is 10% for independent living and 20% for assisted living - based on the pragmatic screening criteria outlined herein. The capture rates for the proposed Senior housing units fall below these ceiling industry benchmarks.

Exhibits 1-8 and 1-9 present a more detailed explanation of the supporting rationale and key assumptions involved in the capture rate analysis for independent living and assisted living units. These capture rate/demand models have been expressed in the 2019 time frame in order to attempt to be consistent with the potential time frame for the proposed development to be ready for occupancy and the absorption of units. The capture rates are also expressed in the 2022 time frame to give consideration to future projected changes in the Senior population.

Key Demand Model Input Variables

Key input variables to the capture rate/demand models included:

1. The total **number of units to be absorbed.** MDS has evaluated the capture rates for the following unit counts:
    - **200 Independent Living Apartments**
    - **200 Assisted Living/Residential Care Units**

2. **The appropriate minimum qualifying cash flow income cohorts were evaluated to insure that only those Senior households who could afford to private pay the monthly service fees were considered.** The

qualifying income screen for private pay market rate pricing assumes that a Senior can pay no more than 45% to 65% of their cash flow income for independent living (depending on the service package offered), 80% for assisted living and 85% for Alzheimer's/memory care. They also assumed an average income tax factor of 10% to 15%.

3. The assumption is that **70% of the absorption would come from qualified prospects residing in the Primary Market Area.** The remaining unit absorption is anticipated to come from Secondary and Tertiary Market Areas which would be considered any areas outside the defined Primary Market Area including the remainder of the Los Angeles MSA, the State of California and in-migration from outside the state.

4. **The proposed new development will be brought to 93% occupancy.**

In addition to the previous input variables, the capture rate models also assumed that 100% of the independent living and assisted living unit absorption would be by the age 75+ cohort. While there could be some Seniors under the age of 75 who would be a candidate for the proposed new living arrangements, MDS has excluded the under age 75 cohort for forecasting safety margin.

There are surveys that have been conducted by industry trade associations that indicate that 26% of residents in age-restricted housing are between the ages of 55 to 74. In addition, approximately 15% of nursing home residents are between 60 and 74. It is MDS' opinion that it is appropriate and conservative to consider primarily age 75+ households in this analysis.

Rationale for Income Qualifying Criteria

Seniors typically spend 40% to 45% of their annual cash flow income on market rate monthly service fees for service-free or service-optional independent living, 65% to 70% for market rate monthly service fees or rental rates for service-enriched independent living, 75% to 80% for assisted living monthly service fees and 85% to 90% for Alzheimer's/memory care or nursing/health care. The remaining portion of their income is used for personal items such as clothing, toiletries, medications, etc. and activities outside of the Senior living community.

MDS has conducted an analysis comparing pricing for what is included at Senior housing communities versus what it cost to live in their own home. These spending patterns were based on data published by two frequently relied upon sources:

- **Survey of Consumer Expenditures** – 2000 Edition published by the Bureau of Labor Statistics
- **Household Spending Report** – 11th Edition published by New Strategist Publications

This analysis supported the stated income ratios to be allocated for Senior housing monthly service fees. The overall analysis and supporting rationale was included in a Special Issue brief published by the American Seniors Housing Association in Fall, 2007. It should be noted these income factors/ratios as a function of Senior housing monthly service fees are generally recognized by professionals in the Senior housing industry and supported by industry trade associations such as Argentum, American Seniors Housing Association (AHSA) and Leading Age.

Special Assisted Living/Nursing Considerations - It should be noted that the need for some of these discretionary purchases decreases as the Senior becomes frailer and requires higher levels of support services, such as assisted living, Alzheimer's/memory care and nursing. As the residents age and become frailer, the frequency and intensity of services required typically increase and additional services may by needed (i.e. assistance with ambulation, monitoring of confused/wandering resident, assistance with grooming/hygiene, etc.). When this need for increased assistance in daily living occurs, the Seniors lifestyle - of necessity - becomes much more limited. Those Seniors with severely limited lifestyles can obviously dedicate a larger portion of their discretionary/available income for services. Under these conditions, a Senior in assisted living can actually exceed the 75% to 80% of income criteria.

Calculation of Minimum Qualifying Cash Flow Income

Exhibit 1-10 presents the calculation for the minimum qualifying cash flow income requirements for the private pay market rate monthly service fee pricing that is being proposed for each of the living arrangements and unit types at the subject new development. The proposed monthly fees for each of the living arrangements have been annualized and then the earlier stated *monthly service fee to income* expenditure factors have been applied to the annualized monthly fees - resulting in the total annual cash flow requirements **after taxes.** An estimated *average* (not marginal) tax rate of 10% to 15% of Senior householders' incomes was then factored in to indicate a likely **required annual cash flow before taxes.**

Accurately determining Senior consumer qualifying income thresholds and resulting capture rates is a complex process because of five very important issues and variables:

1. **Pre-Tax Vs. After-Tax Income** - Demographic information on income from Claritas and other recognized sources is presented as *pre-tax* income.

2. **After-Tax Income Considerations** - Seniors must obviously pay for their obligations in *after-tax* dollars. The *average* (not *marginal*) tax bracket for Seniors is typically about 10 to 15%. Because most of the monthly service fee for assisted living qualifies as a medical tax deduction, MDS utilized an average tax rate of 10% for assisted living and 15% for independent living.

3. **Seniors Understate Income and Assets** - When surveyed, Seniors and their children tend to conservatively understate their income and assets. This phenomenon has been consistently observed in hundreds of focus groups and personal interviews using in-depth probing techniques.

4. **Spend-Down of Assets** - There appears to be a trend toward the spend-down of assets (savings portfolio principal) to meet financial obligations. While this is a generally recognized trend, empirical/quantitative evidence is very limited. It is difficult to correlate overall wealth, affordability and the choice of living arrangements made by the consumer and, therefore, difficult to predict the amount and length of time of potential spend-down. It is MDS' opinion that, without more specific quantitative information, this trend should be considered as a forecasting safety margin.

5. **Financial Assistance by Family** - There is also a growing body of empirical/anecdotal evidence observed by sponsors and owner/operators that Seniors' incomes are being supplemented by some family members. Most operators are not able to quantify the amount of support by adult children as they indicate they get one check for the rent each month and do not know the specific source of the funds.

   There is again, no direct correlation between the number of adult children and whether their parents live in the area or outside of the PMA. There is also no indication as to whether the Senior parent is income qualified or not. Information in the 2009 Overview of Assisted Living report indicates that 25% of the Senior housing move-in decision was made by another person – primarily the adult child or another family member. Another 49% of the Seniors' move-in decision was partially influenced by another person.

   Again, because there is limited quantitative evidence, MDS does not include the impact of the adult child/decision influencer in the capture rate model. We do, however, consider the "economic quality" of such households in the 55 to 64 age cohort who currently reside in the Primary Market Area (refer to Exhibit 1-13 in this section for an analysis of the adult children households in this PMA).

6. **Other Financial Resources** – There are other resources for Seniors that are also difficult to quantify but can aid in the reduction of actual cash flow qualifying income. For example, many Seniors have a long term care insurance policy that does have an assisted living benefit. Each policy may be different in terms of coverage; however, the operator of the subject Redondo Beach community should assist Seniors in accessing their benefits.

   Another example is the Aid-In-Attendance benefit available to U.S. veterans. The operator of the subject community should also educate and assist veterans in accessing this benefit.

It is our professional opinion that the level of incidence and favorable impacts of spend-down and family assistance are clearly understated. To totally ignore these impacts would result in understating a real world Senior consumer affordability impact.

After very careful consideration, it is our professional opinion that:

1. Seniors should not generally spend more than 45% to 85% of their available income for the required monthly service fees - depending on the living arrangement. Since each Senior and family situation is unique, there could be exceptions to this guideline in approximately 20% of the cases - upon initial admission to a community.

2. This “spending ratio” can increase because of normal and expected inflation and the additional charges related to receiving increased assistance with the activities of daily living as residents age in place. As the need for increased ADL assistance (and costs) grows, the need for discretionary consumer expenditures generally decreases.

3. We, therefore, feel that a reasonable and prudent trade-off position is to:
    - Use readily available demographics in the form of pre-tax income when quantifying affordability thresholds.
    - Recognize - but do not quantify - the impacts of spend-down and family financial assistance. These impacts are considered to be offset by any differential between pre-tax and after-tax incomes.

Finally, it is our professional opinion that a number of these issues have a “neutralizing” effect on overall project feasibility.

Home Equity Enhancement

Many Seniors have a significant financial resource available to them - the equity in their home which, in many cases, is currently a benign asset. The National Association of Home Builders (NAHB) conducts the American Housing Survey for the United States. This data is published by the U.S. Department of Housing and Urban Development and the U.S Census Bureau. According to the latest data published, as of 2009, 65% of age 65+ households that are homeowners own their home free and clear with no mortgage. An estimated 1.3% have a reverse mortgage – with the balance holding some type of mortgage or home equity line of credit. Conversations with representatives of NAHB indicated that, for the age 75+ cohort, the percentage of homeowners with no mortgage is approximately 80%.

Seniors age 75+ who live in a single family home generally have paid the mortgage off and own the home free and clear. This home equity, when liquidated and prudently invested, can represent a significant source of additional cash flow income for many Seniors. For a market rate rental pricing structure, MDS evaluates affordability for Senior housing communities based on **cash flow income** and also gives consideration to the **impact of the investment of home equity proceeds** for those Seniors who do own a home.

Liquidation of Home Equity - Exhibits 1-11a through 1-12 outline a home equity analysis in which the minimum qualifying income criteria could be reduced (for those Seniors who own their homes) due to annual cash flow that would result from a sale of a home in the Primary Market Area and the prudent reinvestment of the net, after-tax sales proceeds at 4%. It is assumed, in this scenario, that the interest earned off this investment could augment their cash flow income and qualify a number of Seniors who would not otherwise financially qualify for these living arrangements, while leaving the principal from the sale of their home intact and in their portfolio of assets for their estate.

It should be noted that MDS recognizes that Senior investments may not be realizing 4% interest rates at this time. If one was to alternatively consider this as a modest spend down strategy, this would allow for a 25 year spend down – assuming no interest earning at all on the investment of this home equity. It is MDS' opinion that it is not prudent to rely heavily on spend down in evaluating affordability for Senior housing, however this scenario illustrates that spend down can be a prudent financial strategy in some cases. Spend down of savings/investments and financial assistance from family is difficult to accurately quantify and, therefore, are primarily considered forecasting safety margin when evaluating the demand for new Senior living.

Consideration of the Competition

MDS conducts an analysis in which the estimated required qualifying household income criteria is calculated for each of the competitive Senior housing communities. MDS takes the average monthly service fee for each of the area independent living and assisted living/residential care communities and then applies the appropriate factor of percent of household incomes that could be allocated to each type of living arrangement (as indicated earlier in this section).

When factoring the existing competition in the detailed capture rate/demand models, MDS considers (subtracts out) all households residing in communities that are comparably or

higher priced than the proposed new units. It is assumed that households residing in lower priced communities have already been factored out of the pool of qualified prospects via the income screening. Appendix B to this report presents a list of the competitive independent living and assisted living communities which are factored into this demand analysis.

It should be noted, again, that MDS gives consideration to all of the existing occupied competitive units in the market area, as well as allowing for all vacant and planned competitive units to be filled to 93% occupancy **before** calculating the required age 75+ capture rates for the subject new Senior housing units being considered for the market area.

Occupancy Sensitivity of Competitive Projects

MDS makes every effort to obtain accurate, objective and timely occupancy information from the competitors in the Primary Market Area during the market feasibility analysis - certainly consistent with MDS' high-quality standards in behalf of our clients. However, in order to fully mitigate and avoid the inadvertent use of inappropriate occupancy data, our policy is to treat occupancy in the demand/capture rate model as follows:

1. Subtract all households estimated to reside in *occupied* units.
2. Subtract qualified households necessary to bring all *vacant* units to 93% occupancy.
3. Subtract qualified households sufficient to bring all *planned/announced* projects to 93% occupancy.
4. Subtract sufficient qualified households to address *25% turnover in independent living* and *45% in assisted living and memory care.*

In summary, we have provided reported occupancy on a project-by-project basis. Of equal importance, we have also accounted for all ***potential vacancies*** and ***planned/announced units*** to reach an acceptable occupancy of 93%. In our professional opinion, this is the most conservative - but realistic - approach to establishing project feasibility.

Impact of the Adult Child/Decision Influencer

One of the most overlooked market segments with respect to state-of-the-art Senior housing is the "decision influencer". This decision influencer is typically a child of the Senior who is responsible for providing care and decision making in later years. Sometimes, it can be a professional such as a member of the clergy or medical practitioner. One of the strongest marketing impacts on Senior housing are the children ages 55 to 64. They are highly motivated to solve an eventual and very personal family health and logistics problem involving their parents in an effective and compassionate manner.

In 2017, there are an estimated 31,114 adult children (age 55 to 64) living in the Primary Market Area. This represents approximately 21% of the total households in the PMA. These households are projected to increase by 2,968 households or 594 new decision influencer households per year over the next five years. In the year 2022, there will be an estimated 34,082 adult children households in this PMA – representing approximately 22% of the total households (refer to Exhibit 1-13).

Potential for Adult Children Households to Subsidize/Supplement Senior Parents Income

In 2019, there will be an estimated 32,301 adult children households in this PMA. Approximately 18,434 or 57% of these households are estimated to have annual household cash flow incomes in excess of $100,000. In the opinion of MDS, adult children households at these income levels could have the affordability and, perhaps, propensity to augment their Senior parents' income (for those Seniors whose incomes fall below the minimum criteria) in order to access this state-of-the-art living arrangement.

As can be seen by Exhibit 1-13, **actions and decisions by these adult children can potentially result in the absorption of a number of living units as a result of the decision influencers attracting their geographically remote parents back to the Redondo Beach**

market area. In fact, if one-half of one percent of the adult children in the PMA could influence a parent to move into the subject new Senior housing community, this impact alone could fill 162 units. MDS has not quantitatively factored this potential impact into the capture rate/demand models, as it has already been assumed that 30% of the absorption will represent in-migration coming from outside the defined Primary Market Area. This impact has been considered as forecasting safety margin for this development.

Marketplace performance - both locally and nationally - has clearly demonstrated that the decision influencer plays an instrumental role in selecting Senior housing communities, in general, and assisted living, Alzheimer's and nursing care, in particular. It is the opinion of MDS that decision influencers should be considered as a key target market to be addressed by the sales and marketing efforts and programming for the proposed new Senior living units. It should be noted that this is an area in which, if the decision influencer market is appropriately and aggressively targeted, overall project risk can be significantly reduced.

Summary

Absorption time for a community like the subject new development will vary as a function of marketing intensity, experience and image of the sponsor/operator, and specific marketplace conditions (size and depth of age/income qualified market, level of existing competition, location, ease of selling home, etc.). Realization of the assumptions and forecasts for the proposed living arrangements on this campus specifically assume the following:

1. The appropriate design and development of the new living arrangements and integration on to the existing campus.

2. A significant, dedicated marketing budget.

3. A state-of-the-art design implemented by qualified industry experts.

4. Sophisticated pre-market testing with age and income qualified Senior consumers and decision influencer involvement.

5. An experienced marketing team with a specific understanding of the unique marketing positioning of this project in this particular market area.

6. An experienced and professional management operation.

The preceding must be augmented by an aggressive and proactive pre-marketing and pre-selling effort. There should also be a networking/outreach program that is supported by appropriate advertising and marketing aids.

EXHIBIT 1-1

SUMMARY OF REQUIRED AGE 75+ CAPTURE RATES

FOR NEW INDEPENDENT LIVING UNITS

IN THE PRIMARY MARKET AREA

200 Apartment Units

Pragmatic Sequential Screening Process [1]	Year:	$135,000 + Income 70% PMA Absorption Impact 2019	2022
Total (Gross) Estimated "Pool" of Non-Institutionalized Age 75+ Households [2]		19,158	20,328
Estimated Age Qualified Households Which Are Currently Living "Independently" (estimated to not require ADL services) [3]		12,992	13,866
Apply Minimum Qualifying (Private Pay) Annual Income Screen @ $135,000 or More [4]		X 15.4%	X 17.2%
Subtotal of Age and Income Qualified Households		2,001	2,388
Additional Qualified Households Due to Home Equity Considerations [5]		731	969
Gross Qualified Available Prospects		2,732	3,357
Less Competitive State-of-the-Art Independent Living Units [6]			
- Existing Occupied Units		(207)	(207)
- Vacant and Planned Units "Filled" to 93% Stabilized Occupancy		(41)	(41)
- Turnover of Existing Units [7]		(52)	(52)
Net Qualified Available Prospects		2,432	3,057
Total Units to be Absorbed in PMA [8]		**130**	**130**
Net Age/Income Qualified HH's		**2,432**	**3,057**
Resulting Subject Project Capture Rates		**5.4%**	**4.3%**

1 Refer to Exhibit 1-8 for a more detailed explanation of the supporting rationale and key assumptions involved in the independent living demand analysis.

2 Refer to Exhibit A-1 in Appendix A for the calculation of total age 75+ households.

3 Refer to Exhibit 1-7 for the calculation of the need for ADL services in this PMA. MDS has assumed the inverse of this need in estimating demand for independent living.

4 Refer to Exhibit A-4 for the calculation of age 75+ households who meet the minimum qualifying income criteria of $135,000 + .

5 Refer to Exhibit 1-11a for the home equity analysis/impact in 2019: 1,078 additional qualifying households x 67.8% incidence level = 731 additional qualified households.
Refer to Exhibit 1-11b for the home equity analysis/impact in 2022: 1,429 additional qualifying households x 68.2% incidence level = 969 additional qualified households.

6 Refer to Exhibit B-1 in Appendix B for list of competitors factored into this demand analysis.

7 207.2 existing units x 25.0% turnover = 52 units.

8 200 IL units x 93% occupancy x 70% PMA absorption = 130 units to be filled from PMA.

EXHIBIT 1-2

SUMMARY OF REQUIRED AGE 75+ CAPTURE RATES

FOR NEW INDEPENDENT LIVING UNITS

IN THE PRIMARY MARKET AREA

200 Apartment Units

Pragmatic Sequential Screening Process [1]	Year:	$145,000 + Income 70% PMA Absorption Impact 2019	2022
Total (Gross) Estimated "Pool" of Non-Institutionalized Age 75+ Households [2]		19,158	20,328
Estimated Age Qualified Households Which Are Currently Living "Independently" (estimated to not require ADL services) [3]		12,992	13,866
Apply Minimum Qualifying (Private Pay) Annual Income Screen @ $145,000 or More [4]		X 13.4%	X 15.0%
Subtotal of Age and Income Qualified Households		1,735	2,086
Additional Qualified Households Due to Home Equity Considerations [5]		694	924
Gross Qualified Available Prospects		2,429	3,010
Less Competitive State-of-the-Art Independent Living Units [6]			
- Existing Occupied Units		(207)	(207)
- Vacant and Planned Units "Filled" to 93% Stabilized Occupancy		(41)	(41)
- Turnover of Existing Units [7]		(52)	(52)
Net Qualified Available Prospects		2,129	2,710
Total Units to be Absorbed in PMA [8]		**130**	**130**
Net Age/Income Qualified HH's		**2,129**	**2,710**
Resulting Subject Project Capture Rates		**6.1%**	**4.8%**

1 Refer to Exhibit 1-8 for a more detailed explanation of the supporting rationale and key assumptions involved in the independent living demand analysis.

2 Refer to Exhibit A-1 in Appendix A for the calculation of total age 75+ households.

3 Refer to Exhibit 1-7 for the calculation of the need for ADL services in this PMA. MDS has assumed the inverse of this need in estimating demand for independent living.

4 Refer to Exhibit A-5 for the calculation of age 75+ households who meet the minimum qualifying income criteria of $145,000 + .

5 Refer to Exhibit 1-11a for the home equity analysis/impact in 2019: 1,023 additional qualifying households x 67.8% incidence level = 694 additional qualified households.
Refer to Exhibit 1-11b for the home equity analysis/impact in 2022: 1,362 additional qualifying households x 68.2% incidence level = 924 additional qualified households.

6 Refer to Exhibit B-1 in Appendix B for list of competitors factored into this demand analysis.

7 207.2 existing units x 25.0% turnover = 52 units.

8 200 IL units x 93% occupancy x 70% PMA absorption = 130 units to be filled from PMA.

EXHIBIT 1-3

SUMMARY OF REQUIRED AGE 75+ CAPTURE RATES

FOR NEW INDEPENDENT LIVING UNITS

IN THE PRIMARY MARKET AREA

200 Apartment Units

Pragmatic Sequential Screening Process [1]	Year:	$155,000 + Income 70% PMA Absorption Impact 2019	2022
Total (Gross) Estimated "Pool" of Non-Institutionalized Age 75+ Households [2]		19,158	20,328
Estimated Age Qualified Households Which Are Currently Living "Independently" (estimated to not require ADL services) [3]		12,992	13,866
Apply Minimum Qualifying (Private Pay) Annual Income Screen @ $155,000 or More [4]		X 11.8%	X 13.4%
Subtotal of Age and Income Qualified Households		1,533	1,855
Additional Qualified Households Due to Home Equity Considerations [5]		609	829
Gross Qualified Available Prospects		2,142	2,684
Less Competitive State-of-the-Art Independent Living Units [6]			
- Existing Occupied Units		(207)	(207)
- Vacant and Planned Units "Filled" to 93% Stabilized Occupancy		(41)	(41)
- Turnover of Existing Units [7]		(52)	(52)
Net Qualified Available Prospects		1,842	2,384
Total Units to be Absorbed in PMA [8]		**130**	**130**
Net Age/Income Qualified HH's		**1,842**	**2,384**
Resulting Subject Project Capture Rates		**7.1%**	**5.5%**

1 Refer to Exhibit 1-8 for a more detailed explanation of the supporting rationale and key assumptions involved in the independent living demand analysis.

2 Refer to Exhibit A-1 in Appendix A for the calculation of total age 75+ households.

3 Refer to Exhibit 1-7 for the calculation of the need for ADL services in this PMA. MDS has assumed the inverse of this need in estimating demand for independent living.

4 Refer to Exhibit A-6 for the calculation of age 75+ households who meet the minimum qualifying income criteria of $155,000 + .

5 Refer to Exhibit 1-11a for the home equity analysis/impact in 2019: 898 additional qualifying households x 67.8% incidence level = 609 additional qualified households.
Refer to Exhibit 1-11b for the home equity analysis/impact in 2022: 1,222 additional qualifying households x 68.2% incidence level = 829 additional qualified households.

6 Refer to Exhibit B-1 in Appendix B for list of competitors factored into this demand analysis.

7 207.2 existing units x 25.0% turnover = 52 units.

8 200 IL units x 93% occupancy x 70% PMA absorption = 130 units to be filled from PMA.

EXHIBIT 1-4

SUMMARY OF REQUIRED AGE 75+ CAPTURE RATE

FOR NEW ASSISTED LIVING UNITS IN THE PRIMARY MARKET AREA

200 Assisted Living Units

Pragmatic Sequential Screening Process [1]	Year:	**$115,000 + Income 70% PMA Absorption Impact** 2019	2022
Estimated Non-Institutionalized Age 75+ Households [2]		19,158	20,328
Estimated Weighted Average Level of Incidence for ADLs for Age 75+ Cohort [3]		0.322	0.318
Subtotal		6,167	6,462
Apply Minimum Qualifying (Private Pay) Annual Income Screen [4]		0.199	0.219
Subtotal Age/Income Qualified Households Who Are Estimated to Have ADL Needs		1,225	1,417
Less Competitive State-of-the-Art Assisted Living Units: [5]			
Existing Occupied Assisted Living Units		(268)	(268)
Vacant/Planned Assisted Living Units at 93% Occupancy		(143)	(143)
Unit Turnover @ 45% of Existing Units [6]		(121)	(121)
Subtotal Age/Income Qualified Prospects		693	885
Additional Qualified Households Due to Home Equity Considerations with Incidence Level Applied [7]		440	565
Net Age/Income Qualified Available Prospects		1,133	1,450
Calculation of Required Age 75+ Capture Rates:			
Number of Subject Assisted Living Units to be Absorbed [8]		**130**	**130**
Net Available Prospects in the PMA		**1,133**	**1,450**
		↓	↓
Required Age 75+ Capture Rate Factoring in ADL Incidence Levels		**11.5%**	**9.0%**

[1] Refer to Exhibit 1-9 for a more detailed explanation of the supporting rationale and key assumptions involved in the assisted living demand analysis.

[2] Refer to Exhibit A-1 in Appendix A for the calculation of total age 75+ households.

[3] Refer to Exhibit 1-7 for calculation of levels of incidence for the need for ADL services in the PMA.

[4] Refer to Exhibit A-2 for the calculation of age 75+ households who meet the minimum qualifying income criteria of $115,000 +.

[5] Refer to Exhibit B-2 in Appendix B for the number of competitive units factored into the capture rate/demand analysis.

[6] 268 existing units x 45% turnover = 121 units.

[7] Refer to Exhibits 1-11a and 1-11b for the home equity analysis/impact:
1,367 additional qualifying households x 0.322 incidence level 440 additional qualified households in 2019;
1,777 additional qualifying households x 0.318 incidence level 565 additional qualified households in 2022.

[8] 200 units x 93% occupancy x 70% absorption from the PMA = 130 units.

EXHIBIT 1-5

SUMMARY OF REQUIRED AGE 75+ CAPTURE RATE

FOR NEW ASSISTED LIVING UNITS IN THE PRIMARY MARKET AREA

200 Assisted Living Units

Pragmatic Sequential Screening Process [1]	Year:	**$125,000 + Income 70% PMA Absorption Impact** 2019	2022
Estimated Non-Institutionalized Age 75+ Households [2]		19,158	20,328
Estimated Weighted Average Level of Incidence for ADLs for Age 75+ Cohort [3]		0.322	0.318
Subtotal		6,167	6,462
Apply Minimum Qualifying (Private Pay) Annual Income Screen [4]		0.174	0.194
Subtotal Age/Income Qualified Households Who Are Estimated to Have ADL Needs		1,076	1,254
Less Competitive State-of-the-Art Assisted Living Units: [5]			
Existing Occupied Assisted Living Units		(268)	(268)
Vacant/Planned Assisted Living Units at 93% Occupancy		(143)	(143)
Unit Turnover @ 45% of Existing Units [6]		(121)	(121)
Subtotal Age/Income Qualified Prospects		545	723
Additional Qualified Households Due to Home Equity Considerations with Incidence Level Applied [7]		398	518
Net Age/Income Qualified Available Prospects		942	1,241
Calculation of Required Age 75+ Capture Rates:			
Number of Subject Assisted Living Units to be Absorbed [8]		**130**	**130**
Net Available Prospects in the PMA		**942**	**1,241**
		↓	↓
Required Age 75+ Capture Rate Factoring in ADL Incidence Levels		**13.8%**	**10.5%**

[1] Refer to Exhibit 1-9 for a more detailed explanation of the supporting rationale and key assumptions involved in the assisted living demand analysis.

[2] Refer to Exhibit A-1 in Appendix A for the calculation of total age 75+ households.

[3] Refer to Exhibit 1-7 for calculation of levels of incidence for the need for ADL services in the PMA.

[4] Refer to Exhibit A-3 for the calculation of age 75+ households who meet the minimum qualifying income criteria of $125,000 + .

[5] Refer to Exhibit B-2 in Appendix B for the number of competitive units factored into the capture rate/demand analysis.

[6] 268 existing units x 45% turnover = 121 units.

[7] Refer to Exhibits 1-11a and 1-11b for the home equity analysis/impact:
1,236 additional qualifying households x 0.322 incidence level 398 additional qualified households in 2019;
1,630 additional qualifying households x 0.318 incidence level 518 additional qualified households in 2022.

[8] 200 units x 93% occupancy x 70% absorption from the PMA = 130 units.

EXHIBIT 1-6

SUMMARY OF REQUIRED AGE 75+ CAPTURE RATE

FOR NEW ASSISTED LIVING UNITS IN THE PRIMARY MARKET AREA

200 Assisted Living Units

Pragmatic Sequential Screening Process [1]	Year:	**$135,000 + Income 70% PMA Absorption Impact** 2019	2022
Estimated Non-Institutionalized Age 75+ Households [2]		19,158	20,328
Estimated Weighted Average Level of Incidence for ADLs for Age 75+ Cohort [3]		0.322	0.318
Subtotal		6,167	6,462
Apply Minimum Qualifying (Private Pay) Annual Income Screen [4]		0.154	0.172
Subtotal Age/Income Qualified Households Who Are Estimated to Have ADL Needs		950	1,113
Less Competitive State-of-the-Art Assisted Living Units: [5]			
Existing Occupied Assisted Living Units		(268)	(268)
Vacant/Planned Assisted Living Units at 93% Occupancy		(143)	(143)
Unit Turnover @ 45% of Existing Units [6]		(121)	(121)
Subtotal Age/Income Qualified Prospects		419	582
Additional Qualified Households Due to Home Equity Considerations with Incidence Level Applied [7]		347	454
Net Age/Income Qualified Available Prospects		766	1,036
Calculation of Required Age 75+ Capture Rates:			
Number of Subject Assisted Living Units to be Absorbed [8]		**130**	**130**
Net Available Prospects in the PMA		**766**	**1,036**
		↓	↓
Required Age 75+ Capture Rate Factoring in ADL Incidence Levels		**17.0%**	**12.6%**

1 Refer to Exhibit 1-9 for a more detailed explanation of the supporting rationale and key assumptions involved in the assisted living demand analysis.

2 Refer to Exhibit A-1 in Appendix A for the calculation of total age 75+ households.

3 Refer to Exhibit 1-7 for calculation of levels of incidence for the need for ADL services in the PMA.

4 Refer to Exhibit A-4 for the calculation of age 75+ households who meet the minimum qualifying income criteria of $135,000 + .

5 Refer to Exhibit B-2 in Appendix B for the number of competitive units factored into the capture rate/demand analysis.

6 268 existing units x 45% turnover = 121 units.

7 Refer to Exhibits 1-11a and 1-11b for the home equity analysis/impact:
1,078 additional qualifying households x 0.322 incidence level 347 additional qualified households in 2019;
1,429 additional qualifying households x 0.318 incidence level 454 additional qualified households in 2022.

8 200 units x 93% occupancy x 70% absorption from the PMA = 130 units.

EXHIBIT 1-7

CALCULATION OF WEIGHTED AVERAGE *LEVEL OF INCIDENCE*

FOR ASSISTANCE WITH ACTIVITIES OF DAILY LIVING

FOR THE PRIMARY MARKET AREA

Age Cohort	***2017*** Age 75+ Population	**Estimated Level of Incidence**	2017 Age 75+ Seniors Estimated to Require Assistance with ADLs
75 to 79	10,922	**20.0%**	2,184
80 to 84	8,937	**31.0%**	2,770
85+	8,541	**50.0%**	4,271
Total	28,400		9,225
Weighted Average		***32.5%***	

Age Cohort	***2019*** Age 75+ Population	**Estimated Level of Incidence**	2019 Age 75+ Seniors Estimated to Require Assistance with ADLs
75 to 79	11,622	**20.0%**	2,324
80 to 84	9,509	**31.0%**	2,948
85+	8,587	**50.0%**	4,293
Total	29,717		9,565
Weighted Average		***32.2%***	

Age Cohort	***2022*** Age 75+ Population	**Estimated Level of Incidence**	2022 Age 75+ Seniors Estimated to Require Assistance with ADLs
75 to 79	12,671	**20.0%**	2,534
80 to 84	10,367	**31.0%**	3,214
85+	8,655	**50.0%**	4,328
Total	31,693		10,075
Weighted Average		***31.8%***	

This exhibit summarizes the calculation of the weighted average incidence level for the Age 75+ households in the Primary Market Area - based on factors by age cohort. This weighted average level of incidence is utilized in the capture rate models outlined in Exhibits 1-1 through 1-6.

Sources: U.S. Bureau of the Census, the Need for Personal Assistance With Everyday Activities: Recipients and Caregivers
Claritas
MDS Analysis

EXHIBIT 1-8

SUPPORTING RATIONALE AND KEY ASSUMPTIONS

INVOLVED IN QUANTIFYING THE DEMAND FOR

STATE-OF-THE-ART INDEPENDENT LIVING

The MDS approach utilized in determining independent living demand involves the following pragmatic sequential screening process:

I. **Total Age 75+ Non-Institutionalized Households** - The estimated number of age 75+ non-institutionalized households in the Primary Market Area is first determined. This figure is considered to be conservative in that it does not include age 75+ households which reside in households headed by a person who is not age 75 or older - such as adult children/relatives, etc. It also screens out those persons who reside in group quarters, nursing homes or other institutionalized settings.

   MDS then calculates the percent of these age qualified households who are currently residing in a living arrangement or setting that allows them to be qualified for independent living. Exhibit 1-7 presents the calculation of age 75+ Seniors estimated to need assistance with activities of daily living (ADLs). These Seniors who need assistance have been eliminated from the pool of qualified prospects as they are assumed to no longer be qualified for the independent living lifestyle.

II. **Minimum Annual (Private Pay) Income Qualification Screen** - These age qualified Senior households are adjusted to include only those income qualified households based on annual after-tax cash flow income alone - allowing for discretionary expenditures and exclusive of economic support by children and spend-down of assets. This minimum qualifying income screen should be sufficient to support the proposed market rate independent living monthly service fees. The income screening process essentially eliminates existing residents of traditionally lower quality, older/smaller board and care type facilities which typically require monthly service fees lower than those that will be established for the new community.

III. **Home Sale/Equity Investment Impact** - The impact of homeowner equity liquidation is factored into the independent living apartment demand analysis. This analysis assumes that the minimum qualifying income criteria could be reduced, for those Seniors selling their homes, due to the additional annual cash flow that would result from the sale of a home and the reinvestment of the net, after-tax sales proceeds. Exhibits 1-11a through 1-12 summarize the home equity impact analysis.

IV. **Current Competitive Supply Adjustment** - Senior households currently residing in existing, comparably priced (or higher priced) independent/congregate living communities are subtracted from the targeted pool of age and income qualified households (refer to Appendix B for a list of independent living competitors factored into this analysis).

Exhibit 1-8
Supporting Rationale And Key Assumptions
Involved In Quantifying The Demand For
State-Of-The-Art Independent Living

V. **Adjustment for Overall Market Stabilized Occupancy** - Vacant and planned independent/congregate living units are typically filled to 93% occupancy (refer to Appendix B).

VI. **Compensation for Annual Unit Turnover** - Finally, annual resident turnover of approximately 25% for independent/congregate living is calculated and subtracted for existing occupied units. This factor accounts for units at existing competitive projects that will constantly (annually) need to be refilled or re-occupied due to resident attrition.

The bottom-line result of this detailed analysis and screening process is to identify the net pool of age and income qualified Senior households that would be estimated to qualify for the independent living lifestyle.

EXHIBIT 1-9

SUPPORTING RATIONALE AND KEY ASSUMPTIONS

INVOLVED IN QUANTIFYING THE DEMAND

FOR STATE-OF-THE-ART ASSISTED LIVING

The MDS approach utilized in determining assisted living demand involves the following pragmatic sequential screening process:

I. **Total Age 75+ Non-Institutionalized Households** - The estimated number of age 75+ non-institutionalized households in the Primary Market Area is first determined. This figure is considered to be conservative in that it does not include age 75+ households which reside in households headed by a person who is not age 75 or older - such as adult children/relatives, etc. It also screens out those persons who reside in group quarters, nursing homes or other institutionalized settings.

II. **Need-Driven Incidence Level Screen** - The estimated weighted average level of incidence for the need for assistance with the activities of daily living (ADLs) within the age 75+ household cohort is determined. Exhibit 1-7 summarizes the calculation of the weighted average incidence level utilized in this analysis for the PMA. This gross total of age and incidence level qualified households represents a need-driven pool of prospects which are the true market for assisted living - exclusive of income qualification and consideration of existing comparable/competitive product offerings.

III. **Minimum Annual (Private Pay) Income Qualification Screen** - These age and incidence level (need-driven) qualified Senior households are adjusted to include only those income qualified households based on annual after-tax cash flow income alone - allowing for discretionary expenditures and exclusive of economic support by children and spend-down of assets. This minimum qualifying income screen should be sufficient to support the proposed market rate assisted living monthly service fees. The income screening process essentially eliminates existing residents of traditionally lower quality, older/smaller board and care type facilities which typically require monthly fees lower than those that would be established for the new units being considered for the proposed new community.

IV. **Home Sale/Equity Investment Impact** - The impact of homeowner equity liquidation is factored into the demand analysis. This analysis assumes that the minimum qualifying income criteria could be reduced, for those Seniors selling their homes, due to the additional annual cash flow that would result from the sale of a home and the reinvestment of the net, after-tax sales proceeds (refer to Exhibits 1-11a through 1-12 summarize the home equity impact analysis).

Exhibit 1-9
Supporting Rationale and Key Assumptions
Involved in Quantifying the Demand
for State-of-the-Art Assisted Living

V. **Current Competitive Supply Adjustment** - Senior households currently residing in existing comparable assisted living communities were then subtracted from the targeted pool of age, income and incidence level qualified households (refer to Appendix B for a list of assisted living competitors factored into this analysis).

VI. **Adjustment for Overall Market Stabilized Occupancy** - Vacant and planned purpose-built assisted living units are assumed to be filled to 93% occupancy. It is presumed that all vacant and planned units would achieve 93% occupancy before evaluating the future net demand (refer to Appendix B).

VII. **Compensation for Annual Unit Turnover** - Finally, annual resident turnover of approximately 45% for assisted living is calculated and subtracted for existing occupied units. This factor accounts for units at existing competitive projects that will constantly (annually) need to be refilled or re-occupied due to resident attrition.

The bottom-line result of this detailed analysis and screening process is to identify the net pool of age, income and incidence level qualified Senior households that are currently need-driven and would qualify for assisted living.

EXHIBIT 1-10

MINIMUM QUALIFYING CASH FLOW INCOME REQUIREMENTS FOR

A NEW SENIOR HOUSING DEVELOPMENT IN REDONDO BEACH, CALIFORNIA

Based on 2018 Monthly Service Fees

Unit Type	Number of Units	Monthly Fee	Annualized Monthly Fee	Total Annual Cash Flow Requirement Before Tax [1]	Likely Annual Cash Flow After Tax [2]
I. Independent Living Apartment Units					
One Bedroom	80	$6,200 - $6,500	$74,400 - $78,000	$114,462 - $120,000	$134,661 - $141,176
One Bedroom Deluxe	60	$6,750 - $7,050	$81,000 - $84,600	$124,615 - $130,154	$146,606 - $153,122
Two Bedroom, Two Bath	60	$7,600 - $7,900	$91,200 - $94,800	$140,308 - $145,846	$165,068 - $171,584
Total Units	200				
Weighted Average		*$6,785 - $7,085*	*$81,420 - $85,020*	*$125,262 - $130,800*	*$147,367 - $153,882*
II. Assisted Living Units					
Studio	80	$6,000 - $8,900	$72,000 - $106,800	$90,000 - $133,500	$100,000 - $148,333
One Bedroom	110	$7,500 - $10,400	$90,000 - $124,800	$112,500 - $156,000	$125,000 - $173,333
Two Bedroom	10	$10,000 - $12,900	$120,000 - $154,800	$150,000 - $193,500	$166,667 - $215,000
Total Units	200				
Weighted Average		*$7,033 - $9,933*	*$84,396 - $119,196*	*$105,495 - $148,995*	*$117,217 - $165,550*

[1] Assumed 40.0% of the Seniors' cash flow income can be allocated for independent living cottage units, 65.0% for independent living apartment units and 80.0% for assisted living units.

[2] Assumes an average tax rate of 10.0% to 15.0%

EXHIBIT 1-11a

HOME EQUITY ANALYSIS - 2019 TIME FRAME

How the Sale of a Senior's Home in the Primary Market Area Increases the Number of Age and Income Qualified Households

I.	***2019*** Estimated Median Home Value [1]		$ 911,262					
II.	Assume Net Home Equity Proceeds Upon Sale @ 90%		$ 820,136					
III.	Assume Equity Proceeds Can Be Invested @ 4% [2]	$32,805	/Year					
	- Pre-Tax Increase in Investment Income							
IV.	Required Qualifying CASH FLOW Income Criteria (Before Home Equity Conversion)		$115,000	$125,000	$135,000	$145,000	$155,000	$95,000
	- Less Increase in Equity Investment Income		$32,805	$32,805	$32,805	$32,805	$32,805	$32,805
V.	Home Equity Cash Flow Lowers Qualifying Income Criteria to:		$82,195	$92,195	$102,195	$112,195	$122,195	$62,195
			Age 75+ / Income Screens					
			$115,000	$125,000	$135,000	$145,000	$155,000	$95,000
VI.	NET Age 75+ Qualified Households [3]		3,805	3,343	2,951	2,559	2,260	4,812
VII.	ADDITIONAL Age Qualified Households that Become Income Qualified		1,699	1,536	1,340	1,272	1,116	X
VIII.	Percent of Age 75+ HOMEOWNERS in the PMA @	80.5%						
	Net Increase in AGE/INCOME QUALIFIED Homeowners Due to Home Equity Conversion Impact [4]		1,367	1,236	1,078 Additional Households	1,023	898	#VALUE!

Converting (Selling) home equity results in increased savings, portfolio value and investment income. This increases the number of age/income qualified households

Refer to Exhibit 1-12 for a more detailed explanation of this analysis.

Source: Moore Diversified Services, Inc. Analysis

[1] *Based on Census Data for Seniors and an analysis of residential home sales statistics.*

[2] *Average over a three (3) to four (4) year period.*

[3] *See Exhibit A-1 for Net Age Qualified Households*

[4] *Refer to Appendix C to this report. This factor represents the percent of age 75+ households who live in owner occupied units in the PMA - based on available census data.*

EXHIBIT 1-11b

HOME EQUITY ANALYSIS - 2022 TIME FRAME

How the Sale of a Senior's Home in the Primary Market Area Increases the Number of Age and Income Qualified Households

I.	***2022*** Estimated Median Home Value [1]		$ 993,455					
II.	Assume Net Home Equity Proceeds Upon Sale @ 90%		$ 894,110					
III.	Assume Equity Proceeds Can Be Invested @ 4% [2]	$35,764 /Year						
	- Pre-Tax Increase in Investment Income							
IV.	Required Qualifying CASH FLOW Income Criteria (Before Home Equity Conversion)		$115,000	$125,000	$135,000	$145,000	$155,000	$95,000
	- Less Increase in Equity Investment Income		$35,764	$35,764	$35,764	$35,764	$35,764	$35,764
V.	Home Equity Cash Flow Lowers Qualifying Income Criteria to:		$79,236	$89,236	$99,236	$109,236	$119,236	$59,236
					Age 75+ / Income Screens			
			$115,000	$125,000	$135,000	$145,000	$155,000	$95,000
VI.	NET Age 75+ Qualified Households [3]		4,456	3,944	3,501	3,058	2,720	5,570
VII.	ADDITIONAL Age Qualified Households that Become Income Qualified		2,208	2,026	1,776	1,693	1,519	X
VIII.	Percent of Age 75+ HOMEOWNERS in the PMA @	80.5%						
	Net Increase in AGE/INCOME QUALIFIED Homeowners Due to Home Equity Conversion Impact [4]		1,777	1,630	1,429 Additional Households	1,362	1,222	#VALUE!

Converting (Selling) home equity results in increased savings, portfolio value and investment income. This increases the number of age/income qualified households

Source: Moore Diversified Services, Inc. Analysis

[1] *Based on Census Data for Seniors and an analysis of residential home sales statistics.*

[2] *Average over a three (3) to four (4) year period.*

[3] *See Exhibit A-1 for Net Age Qualified Households*

[4] *Refer to Appendix C to this report. This factor represents the percent of age 75+ households who live in owner occupied units in the PMA - based on available census data.*

EXHIBIT 1-12

EXPLANATION OF CALCULATION/QUANTIFICATION

OF POTENTIAL IMPACT OF HOME EQUITY

MDS has conducted an analysis giving consideration to the impact of home equity potential on Senior household incomes in the Primary Market Area (refer to Exhibits 1-11a and 1-11b). **This analysis assumes that the minimum cash flow income threshold could be reduced (for those Seniors selling their homes) due to the additional annual cash flow that would result from the sale of a home and the reinvestment of the net after-tax sales proceeds.** This analysis was accomplished as follows:

1. MDS assumed that the net equity (after closing costs) earned from the sale of these Seniors' homes would be equal to 90% of the sales value and that this equity could be invested at 4% (average over a three to four year period), which would generate an additional annual cash flow of $32,805 in 2019 and $35,764 in 2022.

2. MDS then reduced the minimum income criteria of $115,000 by the amount of the additional cash flow that would be generated from the sale of the home and calculated the percentage of new additional age qualified households that would now qualify at the new reduced income level.

3. MDS again reduced the new age and income qualified households to reflect only that percentage that are estimated to be homeowners (versus renters) in the Primary Market Area. Based on census data, it is estimated that approximately 80% of Seniors live in owner-occupied units.

As can be seen from Exhibit 1-11a, approximately 1,367 additional age 75+ households (whose income is below $115,000) would be qualified at this level, providing they could sell their home and invest the net equity at 4%, thereby supplementing their existing annual cash flow income.

EXHIBIT 1-13

ANALYSIS OF THE ADULT CHILDREN/DECISION INFLUENCER

MARKET IN THE PRIMARY MARKET AREA

Factors and Assumptions	Total Adult Children Households	**Income Qualified Adult Children Households ($100,000+)**
Estimated Number of Adult Children (age 55 - 64):		
- 2017	31,114	**17,153**
- 2022	34,082	**20,355**
Absolute Increase - 2017-2022	2,968	**3,202**
Average Increase per Year Over a 5-Year Time Frame:	594	**640**
Projected Number of Adult Children Households in the 2019 Time Frame:	32,301	**18,434**
Potential Number of Units That Could be Filled Assuming the Following Percentage of Adult Children Could Attract a Parent Back to the Area:		
@ 0.25%	81	**46**
@ 0.50%	162	**92**
@ 1.00%	323	**184**

These adult children decision influencers represent 21% of the total households in the PMA in 2017 and will represent approximately 22% of the total households in 2022. In 2019 , (the projected time frame for the project opening), approximately 57% of these households have cash flow incomes in excess of $100,000. It is the opinion of MDS that these households have the ability and, perhaps, the propensity to augment their parents income in order to allow them to afford this living arrangement.

Please note that MDS has NOT factored this potentially significant impact into the capture rate/demand models. It is considered forecasting safety margin for this development.

Source: Claritas
MDS Analysis

SECTION 2

PROPOSED PROJECT CONCEPT

Proposed Project Concept and Product Characteristics

The proposed new Senior living arrangements, which are the subject of this study, are being planned for development on the Beach Cities Health Center campus in Redondo Beach, California. As discussed in Section 1, MDS has evaluated the market demand/capture rates for the following new Senior living arrangements:

- **200 Independent Living Apartment Units**
- **200 Assisted Living/Residential Care Units**

Exhibit 2-1 outlines a preliminary proposed unit mix, including unit sizes and pricing characteristics which have been evaluated for the Senior housing units under consideration. The pricing currently outlined in this market study involves a market rate rental monthly service fee type pricing structure - there will be no significant upfront entrance fee requirement for residency at this campus. There could be a one-time community assessment fee required upon move-in. This fee would cover the administrative costs of the move-in process, the evaluation/assessment of the resident and the determination of the appropriate living arrangement for the resident.

The proposed base monthly service fee pricing for the new living units will allow for priority access to all of the living arrangements and common area amenities in the building and on the campus and will include the following menu of congregate services:

- One daily meal (independent living)
- Three daily meals plus snacks (assisted living)
- All utilities except telephone and cable TV
- Weekly housekeeping service
- Weekly flat linen laundry services
- Supervised exercise and fitness programs
- Scheduled transportation services

- Social, recreational and wellness programs
- 24-hour emergency call system
- 24-hour staffing/health care monitoring
- Interior/exterior maintenance
- Real estate taxes/insurance on the building

The assisted living residents will also have access to well trained staff that can provide assistance with activities of daily living (ADLs) such as dining, dressing bathing, medication scheduling/management, etc. on an as-needed basis. While there may be some assisted living services included in the base monthly service fee – there will be higher levels of care offered at an additional cost and based on the individual needs of each resident. For the purposes of this market analysis, MDS has assumed the following four levels of care for higher levels of ADL needs:

- **Level I - $600 per month**
- **Level II - $1,200**
- **Level III - $1,800**
- **Level IV - $2,400**

There would be other ancillary services that would be available at an additional cost on an as-needed or desired basis. Some of these services include:

- Additional a la carte meals
- Additional housekeeping services
- Personal laundry services
- Guest meals
- Meal tray service
- Beauty and barber shop services
- Health and personal care services
- Case management by health care professionals
- Rehabilitation services

The common areas and public spaces in the community will include, but not necessarily be limited to, the following:

- Community dining room
- Private dining room

- Living rooms/lounges
- Library with computers
- Movie theater
- Chapel
- Beauty salon/barber shop
- Fitness center
- Activities rooms
- Wellness/rehab center
- Physical therapy/exercise room

There will also be outside landscaped courtyard areas with outdoor grilles, elevated communal gardening, walking paths and a number of sitting areas available for the use of all residents. Consideration is also being given to the development of a parking garage to accommodate the additional parking needs on the campus. Residents of these types of campuses typically may have a reserved space at an additional cost of $50 to $75 per month.

The pricing characteristics outlined herein have been established such that they are consistent with that currently being achieved in the market area and with the overall affordability of the marketplace. The pricing has been stated in the 2019 time frame. Please note that all of the product characteristics are preliminary in nature and subject to the review of and continued brainstorming with the Development Team. They should also be confirmed by a detailed financial feasibility/pro forma analysis which will give consideration to both the upfront, one-time capital costs of development and the ongoing monthly operating expenses for each of these living arrangements.

Independent Living Apartment Unit Features

The new apartment units will consist of a mix of one- and two-bedroom floor plans that will be appointed in a quality, highly residential manner which means: carpeting, non-slick wood veneer or tile floor coverings, mini-blinds, granite countertops, wood cabinetry and other types of interior design techniques typically found in state-of-the-art Senior housing units. Each living unit would have its own private bathroom with raised vanities, wood cabinetry, a walk-in shower

and safety features (grab bars, seats, emergency response system, etc). These independent living units will also feature washer and dryer appliance or hookups and walk in closets.

The independent living units will have full-function kitchens including a double sink with disposal, range, oven, full-sized refrigerator, dishwasher and microwave oven. As currently conceived the independent living apartment pricing would essentially include one meal per day (or 25 to 30 meals per month) - served in the community dining room and included in the monthly service fee. It has been MDS' experience that this type of meal service program allows a community to operate a fairly predictable and quality food and beverage operation. At the same time, this level of service offers the residents some flexibility with respect to having meals in the community dining room - especially for those residents who would like to cook/eat some meals in their apartment and for those who prefer to dine out occasionally. It has been MDS' experience that a more flexible and less structured dining program can often have a higher perceived value for independent living residents. MDS is available to brainstorm a number of ways in which meals are being included in the monthly service fees.

Assisted Living Unit Features

The assisted living/residential care units will represent a "residential/social" model of assisted living consisting of studio, one-bedroom and two-bedroom apartment-type units. It has been MDS' experience that the trends in assisted living are towards fewer studio units and slightly larger and more one-bedroom units. While the assisted living units will be smaller in size than independent living, they will also be appointed in a quality, highly residential manner which means; carpeting, non-slip wood veneer and tile floors, mini-blinds, wall coverings, granite countertops, wood cabinetry and other types of interior design techniques typically found in state-of-the-art assisted living and memory care communities. Each living unit would have its own private bathroom with raised vanities and a walk-in shower with seating and grab bars.

There will also be a number of safety features including a personal emergency response system, security safe doors, safety railings, sprinklers and smoke detectors throughout the community.

The assisted living units will not have full-function kitchens - consistent with the anticipated frailty and limited lifestyle of the potential residents. Each of the assisted living units will have a kitchenette featuring a refrigerator, sink, microwave and cabinets. There will be three meals per day plus snacks served in a separate, dedicated assisted living dining room and included within the monthly service fee.

The assisted living residents will have access to all of the common areas and public spaces on the campus, however, there should also be some separate common areas (dining room, activity areas, etc.) dedicated to the these residents who may be too frail to travel the longer distances to other community common areas.

It should be noted that this community is likely to be housed in a multi-story building with elevator access. The apartment units would be double-loaded into interior hallways for security purposes and ease of access to all areas in the building. It is the opinion of MDS that these living units will represent the state-of-the-art in terms of design features, unit sizes, services, amenities and overall quality and ambience. It is MDS' opinion that the proposed new development - as currently conceived - will be competitive in this market area.

It has been MDS' experience that there may be site restraints, design constraints or other financial considerations not known to MDS which will, in fact, determine the ultimate unit mix and pricing structure for this community. It is MDS' recommendation that MDS and the Development Team have continued interaction in order to finalize the most prudent design and pricing strategies. This will result in a product that is most responsive to the marketplace and one that is consistent with the mission and objectives of the Development Team.

Pricing and Price Per Square Foot Value Analysis

MDS conducted a detailed pricing analysis for the Senior housing communities located in the Primary Market Areas. Exhibit 2-2 and 2-3 summarize an analysis of the monthly rental pricing structures and monthly services fees per square foot for the rental independent living communities in the PMA as these will be the most comparable to the subject new development. This analysis compares key competitor monthly service fee pricing to the proposed new independent living units in the projected 2019 time frame.

In Exhibits 2-4 and 2-5, MDS conducted a similar price/value comparison which compares overall monthly service fees/s.f. of the key assisted living competitors to that proposed for the subject new assisted living units. The range of assisted living rates reflected in these exhibits are based on the various types of living units available as well as the varying levels of assistance in daily living services – they reflect a low to high range for each unit type.

Please note that for the monthly service fee comparisons to the existing competitors, MDS took the existing 2016 monthly service fee pricing and escalated it to the 2018 time frame - assuming an estimated annual increase of 4%. MDS has typically observed annual monthly service fee escalation factors ranging from 2% to 5% at Senior housing communities across the country. While Seniors do not necessarily "quantify" their value judgments in this manner, it is MDS' opinion that these value indices and analysis can be useful in making important strategic comparisons with relevant competition.

Conclusions Regarding Proposed Pricing

Carefully conceived, appropriately designed, value engineered and proactively marketed, it is MDS' opinion that the subject new Senior housing development will fit appropriately into the spectrum of existing products in the Redondo Beach PMA. The proposed pricing for each of the living arrangements is within the range of that currently being achieved by the newest

existing competitors in this PMA. The unit sizes will be comparable to or larger than most of the existing units being offered by the area competitors resulting in price per square foot value indicators that are within the range of or lower than that being exhibited by the key competitors.

Community Amenities/Features

Community amenities/features in Senior housing communities are developed with the purpose of maintaining the physical and mental health of the residents. Availability of/access to all of the amenities recommended below will assist in maintaining the independence of the residents and creating social interaction:

- Community Dining Room
- Private Dining Room
- Other Dining Venues (Bistro, Deli/Sandwich Shop, Ice Cream Bar, etc.)
- Gift Shop/Convenience Store
- Card/Game Room
- Arts/Craft Room
- Library/Computer Learning Center
- Beauty/Barber Shop
- Movie Theater
- Multi-Purpose/Performing Arts Room
- Chapel/Area for Religious Services
- Lounges/Living Rooms
- Branch Bank Office
- Elevator Access to All Areas
- Laundry Facilities
- Trash Room
- Health and Wellness Center
- Exercise Area/Fitness Center
- Resident Storage
- Mail Room
- Outside Patios/Walking Areas
- Gardening Areas

It should be noted that, often times, one space or room will be used for more than one purpose. For example, a multi-purpose room can be used for entertainment activities, non-denominational religious services/bible study, chair exercises, etc. It should also be noted that there are some existing resources on the Beach Cities Health Center campus that may already provide some of these resources, such as the BCHD Center for Health and Fitness.

Most Senior living communities are pet friendly and some newer communities have dedicated fenced-in dog runs or pet activity areas. Please note that resident pets are generally limited to cats or dogs less than 25 pounds that are not disruptive to other residents.

Unit Amenities/Features

The following are the individual living unit amenities and features being recommended for the subject new community:

- 24-Hour Personal Emergency Response System
- Fire/Smoke Detectors and Sprinkler System
- Telephone Outlets
- Individual Heating/Cooling Controls
- Carpeting/Non-slick Flooring
- Mini-blinds
- Patios/balconies
- Private Bathrooms
- Showers with a Seat and Grab Bars
- Full-Function Kitchen (independent living apartments)
- Kitchenettes (assisted living units)
- Ample Closet Space/Walk in Closets
- Extra Storage Areas
- Basic Cable Television Access
- Wi Fi Connectivity

In many newer communities, apartments have at least 9 foot ceilings in order to optimize the appearance of spaciousness – especially with the smaller unit types. In addition, larger windows are used to let in maximum outside lighting.

There is typically wall-to-wall carpeting in the bedroom and living areas and non-slick vinyl or wood veneer flooring in the kitchen/kitchenette areas and bathrooms. The designs of newer communities are also offering walk in closets and built-in shelving or cabinets in the bathrooms and living areas in order to optimize storage capacity for residents in the living unit.

There should be a number of units designed for handicapped accessibility, or the ability to convert as necessary. According to the ***2009 Overview of Assisted Living*** report, an average of 22% of assisted living residents, on a national basis, use a wheel chair some or all of the time.

Resident Services/Amenities

The resident services and amenities are an extremely important part of the lifestyle at a state-of-the-art Senior housing community. It is this aspect that creates and maintains the lifestyle and ambience of the total community. The following services should be considered for the subject new development:

- One Meal per Day - Independent Living
- Three Meals per Day - Assisted Living
- Weekly Housekeeping
- Daily Tidying/Trash Removal - Assisted Living
- Flat Linen Laundry Service
- Personal Laundry Services - Assisted Living
- 24-Hour Staffing/Security
- Interior and Exterior Maintenance/Repair
- All Utilities, Except Telephone and Cable TV
- Landscaping/Grounds Maintenance
- Exercise/Wellness Programs
- Scheduled Transportation
- Social, Recreational, Educational and Cultural Activities
- Assistance with Daily Living Activities
- Counseling Services - Resident and Family

Conclusions Regarding Proposed Pricing

Carefully conceived, value engineered and appropriately priced, the proposed new Senior housing development will fit appropriately into the spectrum of existing products in the Redondo Beach Primary Market Area. The proposed pricing for independent living and assisted living is within the range of that offered by the key area newer competitors for a comparable, if not superior, array of services and amenities. The unit sizes are also within the range of or larger than that being offered by the area competitors resulting in price per square foot value indicators that are lower than several of the competitors. It is the opinion of MDS that the proposed pricing for the subject Senior housing development will be acceptable to the sector of the market who have the affordability to pay for this alternative living arrangement and lifestyle - based on the anticipated product design, services, amenities and overall ambience planned for the campus. This assumes that there will be an aggressive and proactive marketing program that will communicate the positioning of this project within the other existing and emerging Senior housing products in the market area.

EXHIBIT 2-1

PROPOSED PRODUCT CHARACTERISTICS

FOR A NEW SENIOR HOUSING DEVELOPMENT

IN REDONDO BEACH, CALIFORNIA [1]

Market Rate Rental Pricing

Living Arrangement	Number of Units	Unit Mix (%)	Average Unit Size (s.f.)	Projected Monthly Service Fees: Single Occupancy	Projected Monthly Service Fees: Double Occupancy
I. Independent Living Apartment Units					
One Bedroom	80	40.0%	750 - 800 s.f.	$6,200 - $6,500	$6,950 - $7,250
One Bedroom, Deluxe	60	30.0%	850 - 900	$6,750 - $7,050	$7,500 - $7,800
Two Bedroom, Two Bath	60	30.0%	1,050 - 1,150	$7,600 - $7,900	$8,350 - $8,650
Total	200	100.0%			
Weighted Average			*870 - 935 s.f.*	*$6,785 - $7,085*	*$7,535 - $7,835*

II. Assisted Living Units	Number of Units	Unit Mix (%)	Average Unit Size (s.f.)	Projected Monthly Service Fees: Single Occupancy	Projected Monthly Service Fees: Double Occupancy [2]	Potential Ranges of Pricing Assuming Increased Pricing for Higher ADL Needs: Single Occupancy	Potential Ranges of Pricing Assuming Increased Pricing for Higher ADL Needs: Double Occupancy [2]
Studio	80	40.0%	375 - 450 s.f.	$6,000 - $6,500	None	$6,600 - $8,900	None
One Bedroom	110	55.0%	500 - 600	$7,500 - $8,000	$8,700 - $9,200	$8,100 - $10,400	$9,300 - $11,600 [3]
Two Bedroom	10	5.0%	800 - 850	$10,000 - $10,500	$11,200 - $11,700	$10,600 - $12,900	$11,800 - $14,100 [3]
Total	200	100.0%					
Weighted Average			*465 - 553 s.f.*	$7,025 - $7,525		$7,625 - $9,925	

Source: MDS Analysis

[1] Subject to further analysis and discussion between MDS and the Development Team.

[2] Pricing for a married couple occupying a larger unit.

[3] These price ranges assume four levels of care at $600 per level.

EXHIBIT 2-2

INDEPENDENT LIVING APARTMENT RENTAL PRICING ANALYSIS

FOR COMPETITIVE PROJECTS IN THE PRIMARY MARKET AREA

(For Single Occupancy of Units)

	Studios		One Bedroom Units		Two Bedroom Units	
Facility	2016 Monthly Cost	Estimated 2018 Monthly Cost [1]	2016 Monthly Cost	Estimated 2018 Monthly Cost [1]	2016 Monthly Cost	Estimated 2018 Monthly Cost [1]
Brookdale South Bay	$4,490	$4,856	$5,315 - $6,390	$5,749 - $6,911	$6,625 - $7,100	$7,166 - $7,679
The Canterbury Retirement Community - Rental Pricing Plan	None	None	$6,290	$6,803	$8,974 - $9,424	$9,706 - $10,193
Proposed Redondo Beach Independent Living Pricing		***None***		***$6,200 - $7,050***		***$7,600 - $7,900***

Source: MDS Analysis
MDS Field Survey - April, 2016

[1] Assumed an annual increase in rates of 4%.

EXHIBIT 2-3

ANALYSIS OF PRICING, SIZE OF UNITS AND VALUE RATIOS FOR INDEPENDENT LIVING APARTMENT UNITS

	Studio Unit			One - Bedroom Unit			Two - Bedroom Unit		
Facility	**Approx. S.F.**	**Projected 2018 Monthly Rental Rates**	**Rent /S.F.**	**Approx. S.F.**	**Projected 2018 Monthly Rental Rates**	**Rent /S.F.**	**Approx. S.F.**	**Projected 2018 Monthly Rental Rates**	**Rent /S.F.**
Brookdale South Bay	370 s.f.	$4,856	$13.13 /s.f.	430 - 520 s.f.	$5,749 - $6,911	$13.37 - $13.29 /s.f.	610 s.f.	$7,166 $7,679	$11.75 - $12.59 /s.f.
The Canterbury Retirement Community - Rental Pricing Plan	None	None	None	691 s.f.	$6,803	$9.85 /s.f.	629 - 950 s.f.	$9,706 - $10,193	$15.43 - $10.73 /s.f.
Proposed Redondo Beach Independent Living Pricing	***None***	***None***	***None***	***750 - 900 s.f.***	***$6,200 - $7,050***	***$8.27 - $7.83 /s.f.***	***1,050 - 1,150 s.f.***	***$7,600 - $7,900***	***$7.24 - $6.87 /s.f.***

While Seniors do not necessarily "quantify" their value judgements, it is our professional opinion that the value indices can be useful in making important strategic comparisons with relevant competition.

Source: MDS Analysis
MDS Field Survey - April, 2016

EXHIBIT 2-4

ASSISTED LIVING PRICING ANALYSIS

FOR COMPETITIVE PROJECTS IN THE PRIMARY MARKET AREA

Based on Current (2016) Pricing
of Comparable Assisted Living Projects and Projections to 2018

Major Competitors	Private Occupancy Pricing 2016 Monthly Cost	Private Occupancy Pricing Estimated 2018 Monthly Cost [1]
Belmont Village of Rancho Palos Verdes	$5,700 - $15,665	$6,165 - $16,943
The Canterbury Retirement Community	$5,982 - $10,591	$6,470 - $11,455
Huntington Retirement Hotel	$3,400 - $5,900	$3,677 - $6,381
Palos Verdes Villa, Inc.	$2,400 - $3,050	$2,596 - $3,299
Spring Senior Assisted Living	$3,200 - $4,200	$3,461 - $4,543
Sunrise of Hermosa Beach	$5,962 - $10,890	$6,448 - $11,779
Sunrise of Palos Verdes	$6,840 - $11,856	$7,398 - $12,823
Villa Sorrento	$2,800 - $5,750	$3,028 - $6,219
Wellbrook Senior Living - South Bay	$4,875 - $7,275	$5,273 - $7,869
Proposed Redondo Beach Assisted Living Pricing (2018 Time Frame)		**$6,000 - $10,500**
Proposed Pricing Assuming Additional Incremental Pricing For Higher ADL Needs		**$6,600 - $12,900**

Source: MDS Analysis
MDS Field Survey - April, 2016

[1] Assumed an annual increase in rates of 4%.

EXHIBIT 2-5

ASSISTED LIVING PRICE / VALUE COMPARISONS

	Studio Unit			One - Bedroom Unit			Two - Bedroom Unit		
Facility	**Approx. S.F.**	**Projected 2018 Monthly Rental Rates**	**Rent /S.F.**	**Approx. S.F.**	**Projected 2018 Monthly Rental Rates**	**Rent /S.F.**	**Approx. S.F.**	**Projected 2018 Monthly Rental Rates**	**Rent /S.F.**
Belmont Village of Rancho Palos Verdes									
- Base Rate	310 s.f.	$6,165 - $8,004	$19.89 - $25.82 /s.f.	630 - 900 s.f.	$8,436 - $13,385	$13.39 - $14.87 /s.f.	950 s.f.	$13,698	$14.42 /s.f.
- Includes Levels of Care	310 s.f.	$7,614 - $11,249	$24.56 - $36.29 /s.f.	630 - 900 s.f.	$9,886 - $16,630	$15.69 - $18.48 /s.f.	950 s.f.	$15,148 - $16,943	$15.95 - $17.84 /s.f.
The Canterbury Retirement Community									
- All-inclusive Rate	250 - 300 s.f.	$6,470 $8,345	$25.88 - $27.82 /s.f.	600 s.f.	$8,765 - $9,584	$14.61 - $15.97 /s.f.	850 s.f.	$11,455	$13.48 /s.f.
Huntington Retirement Hotel									
- Base Rate	340 - 380 s.f.	$3,677 - $4,272	$10.82 - $11.24 /s.f.	420 s.f.	$4,543 - $4,705	$10.82 - $11.20 /s.f.	None	None	None
- Includes Levels of Care	340 - 380 s.f.	$4,164 - $5,949	$12.25 - $15.65 /s.f.	420 s.f.	$5,029 - $6,381	$11.97 - $15.19 /s.f.	None	None	None
Sunrise of Hermosa Beach									
- Base Rate	346 s.f.	$6,448	$18.64 /s.f.	474 s.f.	$7,733 - $8,653	$16.32 - $18.25 /s.f.	None	None	None
- Includes Levels of Care	346 s.f.	$7,699 - $9,574	$22.25 - $27.67 /s.f.	474 s.f.	$8,984 - $11,779	$18.95 - $24.85 /s.f.	None	None	None
Sunrise of Palos Verdes									
- Base Rate	306 - 380 s.f.	$7,398	$24.18 - $19.47 /s.f.	585 s.f.	$8,713	$14.89 /s.f.	522 s.f.	$10,193	$19.53 /s.f.
- Includes Levels of Care	306 - 380 s.f.	$8,056 - $10,029	$26.33 - $26.39 /s.f.	585 s.f.	$9,371 - $11,344	$16.02 - $19.39 /s.f.	522 s.f.	$10,851 - $12,823	$20.79 - $24.57 /s.f.
Proposed Redondo Beach Assisted Living Pricing (2018 Time Frame):	***375 - 450 s.f.***	***$6,000 - $6,500***	***$16.00 - $14.44 /s.f.***	***500 - 600 s.f.***	***$7,500 - $8,000***	***$15.00 - $13.33 /s.f.***	***800 - 850 s.f.***	***$10,000 - $10,500***	***$12.50 - $12.35 /s.f.***
Proposed Pricing Assuming Additional Incremental Pricing For Higher ADL Needs:	***375 - 450 s.f.***	***$6,600 - $8,900***	***$17.60 - $19.78 /s.f.***	***500 - 600 s.f.***	***$8,100 - $10,400***	***$16.20 - $17.33 /s.f.***	***800 - 850 s.f.***	***$10,600 - $12,900***	***$13.25 - $15.18 /s.f.***

Source: MDS Analysis
MDS Field Survey - July, 2016

Exhibit 2-5
***Assisted Living* Price/Value Comparisons**

	Studio Unit			One - Bedroom Unit			Two - Bedroom Unit		
Facility	**Approx. S.F.**	**Projected 2018 Monthly Rental Rates**	**Rent /S.F.**	**Approx. S.F.**	**Projected 2018 Monthly Rental Rates**	**Rent /S.F.**	**Approx. S.F.**	**Projected 2018 Monthly Rental Rates**	**Rent /S.F.**
Wellbrook Senior Living - South Bay									
- Base Rate	333 - 462 s.f.	$5,273 - $6,246	$15.83 - $13.52 /s.f.	522 s.f.	$6,787	$13.00 /s.f.	None	None	None
- Includes Levels of Care	333 - 462 s.f.	$6,138 $7,328	$18.43 - $15.86 /s.f.	522 s.f.	$7,652 - $7,869	$14.66 - $15.07 /s.f.	None	None	None
Proposed Redondo Beach Assisted Living Pricing (2018 Time Frame):	***375 - 450 s.f.***	***$6,000 - $6,500***	***$16.00 - $14.44 /s.f.***	***500 - 600 s.f.***	***$7,500 - $8,000***	***$15.00 - $13.33 /s.f.***	***800 - 850 s.f.***	***$10,000 - $10,500***	***$12.50 - $12.35 /s.f.***
Proposed Pricing Assuming Additional Incremental Pricing For Higher ADL Needs:	***375 - 450 s.f.***	***$6,600 - $8,900***	***$17.60 - $19.78 /s.f.***	***500 - 600 s.f.***	***$8,100 - $10,400***	***$16.20 - $17.33 /s.f.***	***800 - 850 s.f.***	***$10,600 - $12,900***	***$13.25 - $15.18 /s.f.***

While Seniors do not necessarily "quantify" their value judgements, it is our professional opinion that the value indices can be useful in making important strategic comparisons with relevant competition.

Source: MDS Analysis
MDS Field Survey - July, 2016

SECTION 3

MARKET AREA DEFINITION

Market Area Determination Philosophy for A Proposed New Senior Housing Community

The underlying approach utilized by MDS to analyze Senior housing market areas is to evaluate the market from the following perspectives:

1. Market size and depth
2. Quality of the surrounding area, including appropriateness of the site location, site supporting amenities, home values and selling indicators, etc.
3. Growth indicators for the future
4. Ability to pay from the age and income qualified Senior market

There are a number of other influencing factors which typically determine the absorption for a Senior housing community. Many of these are site sensitive and may be largely determined by the unique offerings of each development.

MDS' national and state experience with Senior housing communities and health care facilities indicates that a majority of the support (60% to 80%) for such a community comes from a fairly narrow local market area. The remaining support (20% to 40%) can come from adjacent, secondary and, sometimes, tertiary market areas - typically stimulated by the actions of adult children/decision influencers attempting to bring their aging parents closer to them in the later stages of their life.

Market Area Rationale - The rationale used to determine the depth and breadth of a proposed new project's Primary Market Area are:

- Time and distance contours from a typical site location
- Natural and man-made barriers
- Psychological barriers and other cultural or geographic dichotomies
- Potential affiliation with existing affinity groups

MDS approaches the market area definition by initially considering the above factors. Practical and realistic adjustments are then made to define the market area in a manner that would be aligned with discrete political subdivisions such as cities, counties, zip codes, census tracts or other geographical entities. This allows ease of data acquisition, analysis and, most importantly, implementation of future marketing activities such as efficient direct mail efforts.

In determining the viability and specific definition of the Primary Market Area for the subject new development, MDS was influenced by the following:

1. Investigation of the site location and surrounding neighborhood areas
2. Analysis of Senior and adult children households by zip code
3. Brainstorming and input from the local area Development Team
4. MDS' local and national experience in evaluating and defining market areas for Senior housing communities

Based on our analysis, MDS has defined the following major areas of interest for future unit absorption:

- **Primary Market Area (PMA)** - A "mosaic" of zip codes consisting of an approximate 5-mile radius from the Beach Cities Health Center campus which is the subject site location. It has been assumed that approximately 65% to 75% of the unit absorption and support for the proposed new Senior housing units will come from qualified prospects residing in this defined PMA. In the capture rate/demand analysis in Section 1, MDS assumed a PMA absorption factor of 70%.

- **Secondary Market Area (SMA)** - The remaining 25% to 35% of the unit absorption is expected to come from any areas outside of the PMA boundaries - including the remainder of the greater Los Angeles MSA, the state of California and in-migration from outside the state.

Exhibit 3-1 presents a more detailed definition of the Primary Market Area by contiguous zip code areas and communities. Figure 3-1 presents a map geographically depicting the approximate Primary Market Area boundaries.

National Resident Origin Profile Statistics For Senior Housing Communities

In addition to evaluating the feasibility of new to-be developed Senior housing communities, MDS also assists Senior housing communities in optimizing their existing campuses. As a result, MDS has had the opportunity to review actual resident origin profile information for many communities across the United States. While it does vary from market area to market area, the data indicates that anywhere from 40% to 70% of the residents at these communities resided in the respective Primary Market Area prior to moving to the Senior housing community. Approximately 30% to 60% come from outside the PMA - primarily because their children/family lives there. In addition to MDS' national experience, there have been studies that have documented these resident origin profile trends.

A leading Senior housing trade organization, Argentum (formerly Assisted Living Federation of America) has conducted national surveys of independent living and assisted living communities across the nation. Communities were asked to report the distance from which their residents relocated to enter their community. According to the most recent 2009 Overview Report, the published responses for the U.S. overall were as follows:

	Independent Living/ Assisted Living		CCRC		Freestanding Assisted Living		Freestanding Dementia Care	
• Less than 5 miles	43.5%	63.5%	52.2%	68.6%	40.0%	60.4%	26.7%	61.4%
• 5 to 10 miles	20.0		16.4		20.4		34.7	
• 10 to 15 miles	15.3		13.4		20.0		16.7	
• 15 to 25 miles	5.9	21.2%	6.0	17.9%	7.3	19.7%	6.0	22.0%
• More than 25 miles	15.3		11.9		12.4		16.0	

As can be seen by this survey, approximately 65% to 70% of residents of CCRCs come from up to a 10-mile radius of their community on a national basis. When asked the proximity to the closest relative after a move to Senior housing, the responses were as follows:

	% with Family Members Within 10 Miles	25 miles
• Independent Living/Assisted Living	56.7%	70.0%
• CCRC	47.8%	77.7%
• Freestanding Assisted Living	61.1%	78.9%
• Freestanding Dementia Care	66.2%	83.4%

All of this data indicates that the Primary Market Area definition and absorption assumptions for the proposed Senior living arrangements in Redondo Beach are conservative and achievable.

Conclusions Regarding the Primary Market Area Definition

It is the opinion of MDS that the Primary Market Area defined for the subject new Senior housing development is conservative and realistic. Demographic data within this Primary Market Area were used as primary input into both the capture rate/demand models and the comprehensive analysis of the size and depth of the market for the subject new living arrangements. Summary Senior demographics for the PMA are included as Appendix A to this report. The detailed demographic reports acquired from Claritas are included as Appendix C - for the aggregated Primary Market Area as well as by individual zip codes within the PMA.

Summary of Market Area Demographics by Zip Code

Appendix A to this report summarizes the projected growth of Senior households in the age 65 to 74 and 75+ cohorts in the Redondo Beach Primary Market Area. Appendix A also outlines the growth in income qualified age 75+ households. There are an estimated 18,416 age 75+ households in the PMA in 2017. These households are projected to increase by approximately 10.4% or 1,912 new age 75+ households over the five year time frame from 2017 through 2022. In 2022, there are projected to be 20,328 age 75+ households in this PMA.

The 65 to 74 age cohort represents a group of households which is estimated to be approximately 17% larger than the age 75+ cohort, and it will be experiencing more significant growth. From 2017 to 2022, this age cohort is projected to increase by 21% or 4,625 new households - from 21,519 households in 2017 to 26,144 households in 2022.

When considering income qualified age 75+ Senior households, the following number and percent of these Senior households are expected to qualify at each of the income criteria evaluated in the capture rate analysis (in the 2019 time frame):

Minimum Qualifying Income Criteria	Number of Qualified Age of 75+ Households in 2019	Percent of Qualified Age 75+ Households in 2019	Refer to Exhibit
$115,000+	**3,805**	**19.9%**	**A-2**
$125,000+	**3,343**	**17.4%**	**A-3**
$135,000+	**2,951**	**15.4%**	**A-4**
$145,000+	**2,559**	**13.4%**	**A-5**
$155,000+	**2,260**	**11.8%**	**A-6**

As can be seen by Exhibits A-2 through A-6 in Appendix A, income-qualified age 75+ households are projected to grow by approximately 30% to 36% from 2017 through 2022 – depending on the affordability level.

Exhibits 3-2 through 3-4 summarize key demographic data for the Seniors (age 75+) and the adult children/decision influencers (age 55 to 64) in the Primary Market Area by zip code for the estimated 2017, 2019 and 2022 time frames. Approximately 12% of the total households in the PMA are estimated to be age 75+ households in 2017 and 21% are adult children households. This is compared to 11% and 20%, respectively, for the United States overall.

Exhibits 3-3 and 3-4 highlight the top five zip code areas with the highest concentrations of age and income qualified Seniors and adult children/decision influencer households in the Redondo Beach PMA. Approximately 77% of the age 75+ income qualified Seniors households and 58% of the adult children/decision influencer households in the PMA reside in five of the total eleven zip code areas that contain the PMA demographics:

Age and Income Qualified Seniors	Adult Children/Decision Influencer Households
• **90275 Rancho Palos Verdes**	• **90503 Torrance**
• **90274 Palos Verdes Peninsula**	• **90275 Rancho Palos Verdes**
• **90266 Manhattan Beach**	• **90277 Redondo Beach**
• **90505 Torrance**	• **90278 Redondo Beach**
• **90503 Torrance**	• **90505 Torrance**

Three of the zip codes fall on both top five lists:

- **90275 Rancho Palos Verdes**
- **90505 Torrance**
- **90503 Torrance**

The zip code area for the subject site location is Redondo Beach 90277 and it is highlighted on each of the zip code exhibits. Summary Senior demographics by each of the income cohorts are included as Appendix A to this report. The detailed demographic reports acquired from Claritas - by individual zip code area as well as the aggregated PMA - are included as Appendix C.

Residential Home Sales

Exhibit 3-5 summarizes residential home sales statistics for the Redondo Beach Primary Market Area - based on actual sales comparables tracked and published by MelissaData. Exhibit 3-5 also summarizes this data by zip code in the PMA and reports the average annual growth (or decrease) in average sales prices from 2013 to 2016. Following are the average home sales prices from 2012 through 2016:

- **2013 $904,057**
- **2014 $1,030,365**
- **2015 $1,062,803**
- **2016 $1,094,065**

As can be seen, average home sales prices have been increasing from 2013 to 2016. From 2013 to 2014, the average home sales price increased by 14%. From 2014 to 2015, there was another 3.1% increase in average homes sales prices. As of August, 2016, the average

home sales prices have increased in all but two zip code areas – this has resulted in an another 3% increase for the eight month time frame.

Claritas/The Nielsen Company, a leading national supplier of demographics provides estimated housing values for owner-occupied units - based on census data - with current year estimates (2017) and five-year projections (2022). These median home values can be summarized as follows:

Median Housing Value

2017 Estimate	$911,262
2022 Projection	$993,455

The Nielsen Company is projecting an increase of 9.0% in median housing values over the next five years – or an approximate increase of 1.7% per year. It should be noted that The Nielsen Company uses *median housing* values while the MelissaData is expressed as *weighted average sales prices.*

It is also estimated by the census that approximately 80% of the age 75+ households in the PMA live in owner-occupied units. In order to estimate the impact of the potential investment of home equity on the Senior housing capture rates in 2019 and 2022, MDS utilized these median housing values.

EXHIBIT 3-1

PRIMARY MARKET AREA

DEFINITION FOR A NEW SENIOR HOUSING

DEVELOPMENT IN REDONDO BEACH, CALIFORNIA

- 90245 El Segundo
- 90254 Hermosa Beach
- 90260 Lawndale
- 90266 Manhattan Beach
- 90274 Palos Verdes Peninsula
- 90275 Rancho Palos Verdes
- ***90277 Redondo Beach ****
- 90278 Redondo Beach
- 90503 Torrance
- 90504 Torrance
- 90505 Torrance

**** Zip Code for the Beach Cities Health Center site location***

Figure 3-1 presents a map depicting the approximate boundaries of this PMA. MDS has assumed that 65% to 75% of the new unit absorption will come from age and income qualified households residing in this PMA.

FIGURE 3-1
PRIMARY MARKET AREA DEFINITION

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TN
MN (12.1°E)

Scale 1 : 175,000
1" = 2.76 mi
Data Zoom 10-2

EXHIBIT 3-2

ANALYSIS OF AGE QUALIFIED SENIOR

HOUSEHOLDS BY ZIP CODE IN THE PRIMARY MARKET AREA

***Before* Income Screen**

Zip Code / Community		Total 2017 Households	Age 75+ Senior Households 2017	2019	2022	Absolute Increase 2017-2022	Average Annual % Change
90503	Torrance	18,154	2,367	2,436	2,544	177	1.5%
90277	***Redondo Beach ****	***17,784***	***1,808***	***1,921***	***2,103***	***295***	***3.1%***
90278	Redondo Beach	16,714	1,280	1,378	1,538	258	3.7%
90275	Rancho Palos Verdes	16,172	3,439	3,532	3,676	237	1.3%
90505	Torrance	14,837	2,254	2,315	2,410	156	1.3%
90266	Manhattan Beach	14,266	1,550	1,642	1,790	240	2.9%
90504	Torrance	12,158	1,544	1,574	1,619	75	1.0%
90260	Lawndale	10,637	647	684	744	97	2.8%
90274	Palos Verdes Peninsula	9,927	2,308	2,368	2,460	152	1.3%
90254	Hermosa Beach	9,840	651	710	808	157	4.4%
90245	El Segundo	7,264	568	594	636	68	2.3%
Total		**147,753**	**18,416**	**19,158**	**20,328**	**1,912**	**2.0%**

**** Zip Code for the Beach Cities Health Center site location***

Source: Claritas
MDS Analysis

EXHIBIT 3-3

SUMMARY OF INCOME QUALIFIED AGE 75+

HOUSEHOLDS BY ZIP CODE IN THE PRIMARY MARKET AREA

After Income Screen

	Zip Code	Community	Total 2017 Age 75+ Households	125,000 + Qualifying Income Screen 2017	2019	2022	Absolute 2017-2022	Average Annual % Change
*	90275	Rancho Palos Verdes	3,439	825	893	1,007	182	4.1%
*	90503	Torrance	2,367	229	261	317	88	6.7%
*	90274	Palos Verdes Peninsula	2,308	696	752	845	149	4.0%
*	90505	Torrance	2,254	233	265	320	87	6.6%
	90277	***Redondo Beach *****	***1,808***	***202***	***232***	***285***	***83***	***7.1%***
*	90266	Manhattan Beach	1,550	345	394	480	135	6.8%
	90504	Torrance	1,544	114	131	160	46	7.0%
	90278	Redondo Beach	1,280	136	161	206	70	8.7%
	90254	Hermosa Beach	651	131	154	195	64	8.3%
	90260	Lawndale	647	21	26	37	16	12.0%
	90245	El Segundo	568	62	73	92	30	8.2%
	Total		**18,416**	**2,994**	**3,343**	**3,944**	**950**	**5.7%**

**** The highlighted zip codes contain approximately 77% of the age and income qualified Senior households (age 75+, $125,000+) in the PMA in 2019.***

***** Zip Code for the Beach Cities Health Center site location***

Source: Claritas
MDS Analysis

EXHIBIT 3-4

ANALYSIS OF AGE QUALIFIED DECISION INFLUENCER

HOUSEHOLDS BY ZIP CODE IN THE PRIMARY MARKET AREA

***Before* Income Screen**

	Zip Code / Community		Total 2017 Households	Age 55 to 64 Adult Children Households				
				2017	2019	2022	Absolute 2017-2022	Average Annual % Change
*	90503	Torrance	18,154	3,879	4,029	4,265	386	1.9%
*****	***90277***	***Redondo Beach *****	***17,784***	***3,583***	***3,736***	***3,978***	***395***	***2.1%***
*	90278	Redondo Beach	16,714	3,369	3,498	3,702	333	1.9%
*	90275	Rancho Palos Verdes	16,172	3,824	3,945	4,134	310	1.6%
*	90505	Torrance	14,837	3,324	3,445	3,635	311	1.8%
	90266	Manhattan Beach	14,266	3,037	3,161	3,356	319	2.0%
	90504	Torrance	12,158	2,596	2,661	2,761	165	1.2%
	90260	Lawndale	10,637	2,027	2,090	2,187	160	1.5%
	90274	Palos Verdes Peninsula	9,927	2,421	2,479	2,568	147	1.2%
	90254	Hermosa Beach	9,840	1,455	1,564	1,742	287	3.7%
	90245	El Segundo	7,264	1,599	1,659	1,754	155	1.9%
Total			**147,753**	**31,114**	**32,269**	**34,082**	**2,968**	**1.8%**

**** The highlighted zip codes contain approximately 58% of the adult children/ decision influencer households (age 55 to 64) in the PMA in 2019.***

***** Zip Code for the Beach Cities Health Center site location***

Source: Claritas
MDS Analysis

EXHIBIT 3-5

SUMMARY OF WEIGHTED AVERAGE HOME SALES PRICES

BY ZIP CODE IN THE PMA

Zip Code/Community		From January, 2013 to December, 2013		From January, 2014 to December, 2014		From January, 2015 to December, 2015		From January, 2016 to August, 2016		2013 to 2014 Avg. Annual Change	2014 to 2015 Avg. Annual Change
		# Sold	Wtd. Avg. Sales Price	# Sold	Wtd. Avg. Sales Price	# Sold	Wtd. Avg. Sales Price	# Sold	Wtd. Avg. Sales Price		
90245	El Segundo	139	$792,899	112	$852,232	142	$906,986	90	$1,158,489	7.5%	6.4%
90254	Hermosa Beach	236	1,222,030	191	1,267,147	188	1,559,245	119	1,534,303	3.7%	23.1%
90260	Lawndale	218	390,697	156	447,551	171	461,164	106	497,028	14.6%	3.0%
90266	Manhattan Beach	385	1,657,052	318	2,006,069	273	2,064,718	178	2,236,758	21.1%	2.9%
90274	Palos Verdes Peninsula	296	1,401,409	251	1,550,622	302	1,698,321	187	1,626,348	10.6%	9.5%
90275	Rancho Palos Verdes	471	1,011,930	369	1,154,512	440	1,160,164	312	1,118,920	14.1%	0.5%
90277	***Redondo Beach ****	***371***	***872,507***	***386***	***941,723***	***367***	***957,981***	***230***	***1,059,535***	***7.9%***	***1.7%***
90278	Redondo Beach	506	705,731	443	753,937	502	828,717	315	894,937	6.8%	9.9%
90503	Torrance	350	367,620	263	649,395	317	683,669	226	702,177	76.6%	5.3%
90504	Torrance	184	492,902	202	538,946	257	571,144	177	590,452	9.3%	6.0%
90505	Torrance	284	692,292	247	767,656	252	768,794	187	788,091	10.9%	0.1%
	PMA Totals/ Weighted Average	***3,440***	***$904,057***	***2,938***	***$1,030,365***	***3,211***	***$1,062,803***	***2,127***	***$1,094,065***	***14.0%***	***3.1%***

**** Zip Code for the Beach Cities Health Center site location***

Source: www.melissadata.com
MDS Analysis

SECTION 4

COMPETITIVE ANALYSIS

Overview

The proposed Senior housing community being considered for development in the Redondo Beach, California, Primary Market Area (PMA) will be a state-of-the-art product. While new Senior housing products will, in the opinion of MDS, receive good marketplace acceptance, such acceptance will not be at the total exclusion of other forms of existing competition.

MDS conducted a comprehensive survey of the major existing and planned Senior housing competition in the Primary Market Area. The purpose of the survey was to determine the impact of competitive influences on the overall feasibility and viability of the proposed new community. Field work was completed in April, 2016; therefore, the analysis and conclusions contained herein reflect market conditions as of this time frame.

Resources for Identifying Senior Housing Communities

MDS utilized a number of resources in order to identify Senior housing communities in any market area. These included, but are not necessarily limited to, the following:

- New Lifestyles Directories
- Senior Resource Guide Website
- Superpages.com Website
- Websites for the Major Operators/Management Companies
- State Licensed Lists/Websites
- NIC MAP Database
- MDS' In-House Database

In order to identify planned projects in the pipeline, MDS checked information on the various Senior housing websites listed above, the NIC MAP data base and MDS' in-house

resources. MDS also networked through interviews with city planning departments and existing Senior housing providers.

Types of Competition

There are three fundamental types of residential housing options for Seniors in the Redondo Beach area. They include existing and emerging:

1. **Independent living communities - both with and without assisted living and health care augmentation**

2. **Stand-alone assisted living/residential care communities**

3. **Alzheimer's/memory care facilities in an assisted living setting and as a stand-alone facility.**

There are also home health care agencies and other service delivery systems that can extend the tenure of the Senior living in their own home. While these can be viable service delivery systems in many cases, the practicality and cost of these services can quickly exceed that of an assisted living community for the highest levels of care or when 24-hour protective oversight is required.

Exhibit 4-1 presents a summary of the number and types of Senior housing communities surveyed in the Redondo Beach Primary Market Area. As can be seen, combined reported occupancies are high at most existing mature communities. In addition, there are both emerging and planned/announced Senior housing communities in this market area.

Independent Living Communities

MDS identified and surveyed four existing market rate independent living communities within the defined Primary Market Area. These four communities, combined, operate 336 living units which were reported to be 96% occupied at the time of the field survey. Exhibits 4-2 and 4-3 summarize the detailed characteristics of these four communities - including the basic services that are offered in the pricing. Figure 4-1 plots the approximate locations of these communities on a map.

Most of the market rate independent living product in this area is mature and represents a variety of product types. **Brookdale South Bay** is the only service-enriched rental independent living community in this PMA. The **Canterbury Retirement Community** is a lifecare community offering independent living, assisted living and health care beds on one campus. The pricing structure involved significant upfront entrance fees and monthly service fees which includes health care benefit. They do, however, offer a rental pricing option. **Rolling Hills Villa** has an ownership pricing structure with a homeowner association-type monthly fee. These units are condos/villas that are for sale and the pricing does not include any congregate or supportive services. **Seasons Senior Apartments** is largely an affordable tax credit project with most of the living units available to residents who meet a maximum income requirement. Only 37 of the 150 total units are market rate units. This community represents service-free independent living apartments for age 55+ Seniors – there are no congregate services included in the monthly fees and no assisted living or other supportive services. There is a clubhouse with a pool and barbecue area and laundry facilities and there are some planned activities.

It is MDS' opinion that the most relevant competitor in this PMA and most comparable to what is being considered for the Redondo Beach site is **Brookdale South Bay.** Brookdale is housed in a three story building on a tight site and parking by the front door was very limited and much of it is reserved parking. The community is mature (opened in 1986) but has been generally well maintained. They offer all the appropriate common areas including the community dining room, private dining room, activities room, card/billiard room, exercise room, beauty salon and an onsite rehab area. They also have a large outdoor courtyard area where they have a number of activities, including "concerts in the park". The living units are a mix of studios, one-bedroom and two-bedroom apartment units. They indicated a waiting list for the studios and two-bedroom apartments, but had several one-bedroom apartments available. The living units represented average finish out with carpet and tile flooring and private bathrooms.

The kitchen area is more of a kitchenette with wood cabinets, granite countertops, an apartment sized refrigerator, one-burner cooktop and microwave. The bathrooms had both tubs and showers and, in many cases, the tub had a cut out for an easier step into a shower. As mentioned earlier, the community has been generally well maintained, but due to its age, was showing signs of deferred maintenance (baseboards needed replacement, worn/soiled carpeting, paint, etc.).

They have two buses and offer transportation seven days a week. The monthly service fees include three meals per day, housekeeping, flat linen laundry service, utilities (except phone) and basic cable TV. They are not licensed for assisted living but do offer a personal services program which offers some assisted living type services or they will assist residents in accessing services from a home health agency.

Assisted Living/Residential Care Communities

Exhibit 4-4 summarizes the characteristics of the assisted living/residential care communities surveyed in the Redondo Beach PMA. Figure 4-2 plots the approximate locations of these communities on a map.

MDS identified and surveyed nine existing market rate assisted living/residential care communities in the PMA. These nine communities, combined, operate 631 assisted living units which were reported to be 92% occupied at the time of the field survey. There were only two communities that reported below 92% occupancy – **Sunrise of Hermosa Beach** and **Sunrise of Palos Verdes**. **Sunrise of Hermosa Beach** opened in 2000 and was approximately 80% occupied. It is MDS' understanding that this community has had staffing issues including turnover in administrators and marketing staff since opening. The community has also not been well-maintained and does not show as well as several of the other competitors. While this community is in close proximity to the subject site location, it is MDS' opinion that it will not

represent significant direct competition to a new assisted living development that would be planned for Redondo Beach.

Sunrise of Palos Verdes is the newest community in the PMA and in fill up. This community opened in March, 2016 with 37 assisted living units and 40 memory care units. As of April, 2016 reported 24 occupied assisted living units and nine occupied memory care units. This community is housed in a four-story building with two floors of assisted living, one floor of early to mid-acuity memory care and one floor of secured high acuity memory care. There is a ground floor which provides an entrance to the building and a below the building secured parking garage. There is an elevator to the first floor above the ground level which has the main lobby and first floor of living units. There is also a screened in patio area off of this first floor of living units (above the ground floor) – other than this, there is limited outdoor resident space because of the tight site, topography and limited surrounding area.

This community represents very good quality and finish out that is typical of a Sunrise community. The kitchenettes were small with a small refrigerator and no microwave but represented a high quality finish out with respect to materials. It is MDS' opinion that this community would be a direct competitor to the subject new assisted living development being considered for Redondo Beach.

The other relevant competitor in the PMA is **Wellbrook Senior Living South Bay**. **Wellbrook** opened in June 2015 with 54 assisted living and 16 memory care units. They are reported to be 97% occupied – all the one-bedroom units were full and only studio units were available. This community was more spacious than the **Sunrise** and offered more outdoor areas and courtyard spaces. They also had more parking area. MDS did note that the closets in the living units were very small and they offered to provide an armoire at no additional cost. It is MDS' opinion that **Wellbrook** represents a step up in overall quality and design over **Sunrise** and should be considered a direct and significant competitor. Most of the remaining assisted

living communities represented mature, previous generation products and are not expected to represent significant direct competition to the new development being considered for Redondo Beach.

Alzheimer's/Memory Care Communities in an Assisted Living Setting – There are six Alzheimer's/memory care communities in the PMA. Five are dedicated secured areas of existing assisted living communities. In addition, MDS identified one freestanding purpose-built memory care community. These six communities, combined, operate 284 Alzheimer's/memory care units which were reported to be 80% occupied at the time of the field survey.

Virtually of the vacant special care units are located within the two newest communities in the PMA which are still in fill up. **Sunrise of Palos Verdes** opened in March, 2016 with 40 memory care units. As of the field survey in April, 2016, they reported nine occupied beds.

Wellbrook Senior Living South Bay just opened a new memory care building at the beginning of September, 2016 containing 39 memory care units. It is a three-story freestanding building adjacent to the existing assisted living building with 13 units on each floor. As of mid-September, they indicated that approximately sixteen residents had moved in.

It should be noted that the freestanding memory care community – **Silverado Beach Cities Memory Care** – is located at the Redondo Beach site location and is currently full with a three to six month wait list. It is MDS' understanding that if additional Senior living arrangements are developed at this location, these residents could have priority access to this living arrangement, if needed.

Occupancy Sensitivity of Competitive Projects

MDS has made every effort to obtain accurate, objective and timely occupancy information from the competitors in the Primary Market Area during this market feasibility analysis – consistent with MDS' high-quality standards in behalf of our clients. This information

is extremely important in determining overall project feasibility; however, the industry generally recognizes that this information is frequently difficult to obtain. Currently, many markets have very dynamic supply/demand conditions and the “true occupancy” can be an elusive, moving target. It is not unusual, during these difficult economic times, for occupancy to be overstated, as operators are trying to create a sense of urgency as opposed to disclosing that they may be having occupancy challenges.

The results in this market feasibility study reflect our best efforts to obtain occupancy on a project-by-project basis at the time the work product is developed.

EXHIBIT 4-1

SUMMARY OF COMPETITIVE SENIOR HOUSING COMMUNITIES

IN THE PRIMARY MARKET AREA

	No. of Projects Surveyed	Total Existing Units/Beds	Planned Units/Beds	Occupied Units/Beds	Vacant Units/Beds	Current Occupancy
Independent Living	4	336	0	323	13	96.1%
Assisted Living/ Residential Care	9	631	0	580	51	91.9%
Alzheimer's/Special Care Within an Assisted Living/Residential Care Setting	6	284	0	227	57	79.9%

Source: MDS Field Survey - April, 2016

EXHIBIT 4-2

MAJOR COMPETING *MARKET RATE INDEPENDENT LIVING* COMMUNITIES

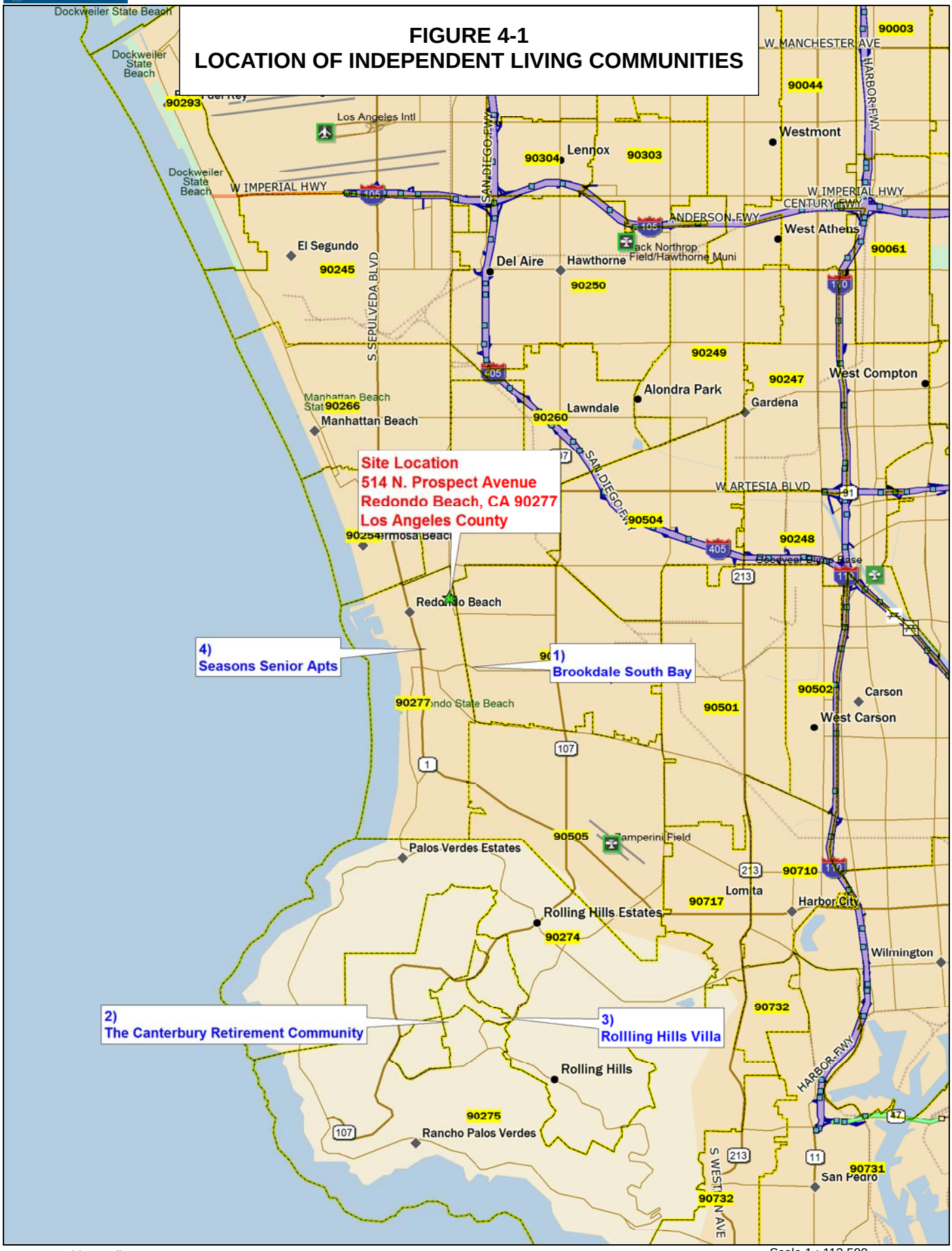
IN THE PRIMARY MARKET AREA

Map Ref. No. [1]	Name of Community	Date Opened	Current Occupancy %	# of Existing Units	# of Planned Units	# of Occupied Units	# of Vacant Units
1	Brookdale South Bay * Generally maintains a wait list.	1986	90.9%	132	0	120	12
2	The Canterbury Retirement Community	1923	99.0%	97	0	96	1
3	Rolling Hills Villa	2008	100.0%	70	0	70	0
4	Seasons Senior Apartments * Maintains a wait list. Offers 150 subsidized and fair market units - only 37 of 150 units are fair market.	1996	100.0%	37	0	37	0
	PRIMARY MARKET AREA TOTALS		**96.1%**	**336**	**0**	**323**	**13**

Source: MDS Field Survey - April, 2016

[1] Refer to Figure 4-1 for project locations.

FIGURE 4-1
LOCATION OF INDEPENDENT LIVING COMMUNITIES



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TN
MN (12.1°E)

Scale 1 : 112,500
1" = 1.78 mi
Data Zoom 10-7

EXHIBIT 4-3

DETAILED CHARACTERISTICS OF *MARKET RATE INDEPENDENT LIVING* COMMUNITIES

PRIMARY MARKET AREA COMMUNITIES	Brookdale South Bay	The Canterbury Retirement Community	
Address & Phone:	5481 Torrance Boulevard Torrance CA 90503 310-543-1174	5801 Crestridge Road Rancho Palos Verdes CA 90275 310-541-2410	
Map Reference No. *	1	2	
Opening Date	1986	1923	
Owner/Management:	Brookdale Senior Living	Episcopal Communities and Services	
Number of Units:			
Independent Living	132	97	
Assisted Living	0	28	
Alzheimer's/Memory Care	0	0	
Nursing Beds	0	0	
Planned Units	0	0	
Occupancy Rates:			
Independent Living	90.9%	99.0%	
Assisted Living	-	100.0%	
Alzheimer's/Memory Care	-	-	
Nursing Beds	-	-	
		Option 1 Non-Refundable Entrance Fee	Option 2 Rental
Entrance Fee Structure:	No Entrance Fee		No Entrance Fee
Studios/Efficiencies	-	-	-
One Bedroom	-	$249,600	-
Two Bedroom	-	$353,600 - $384,800	-
Three Bedroom	-	-	-
Second Person	-	-	-
Refundability Policy	-	Non-refundable Amoritized over 5 years	-
Community Fee/Security Deposit	1 month's rent	$750	$750
Monthly Service Fees:			
Studios/Efficiencies	$4,490	-	-
One Bedroom	$5,315 - $6,390	$4,110	$6,290
Two Bedroom	$6,625 - $7,100	$4,559 - $4,934	$8,974 - $9,424
Three Bedroom	-	-	-
Second Person Fee	$650	$1,303	$1,303
Unit Size in S. F.:			
Studios/Efficiencies	370	-	-
One Bedroom	430 - 520	691	691
Two Bedroom	610	629 - 950	629 - 950
Three Bedroom	-	-	-
Number of Meals\Day	3	1	1
Housekeeping Included	Yes	Yes	Yes
Flat Linens Included	Yes	Yes	Yes
Assistance in Living Svcs	$20/hour	$70/hour	$70/hour

- = Not offered at community; N/A = Information not available during survey.

Source: MDS Field Survey - April, 2016

* Refer to Figure 4-1 for approximate project locations.

Exhibit 4-3
Detailed Characteristics of *Market Rate*
***Independent Living* Communities**

PRIMARY MARKET AREA COMMUNITIES	The Canterbury Retirement Community	Rolling Hills Villa	Seasons Senior Apartments
Address & Phone:	4801 Crestridge Road Rancho Palos Verdes CA 90275 310-541-2410	901 Deep Valley Drive Harbor City CA 90274 310-377-6200	109 South Francisca Avenue Redondo Beach CA 90277 310-374-6664
Map Reference No. *	2	3	4
Opening Date	See previous page	2008	1996
Owner/Management:		N/A	LINC Housing Corporation
Number of Units:			
Independent Living		70	37
Assisted Living		0	0
Alzheimer's/Memory Care		0	0
Nursing Beds		0	0
Planned Units		0	0
Occupancy Rates:			
Independent Living		100.0%	100.0%
Assisted Living		-	-
Alzheimer's/Memory Care		-	-
Nursing Beds		-	-
	Option 3 90% Refundable Entrance Fee		
Entrance Fee Structure:			No Entrance Fee
Studios/Efficiencies	-	N/A	-
One Bedroom	$375,950	N/A	-
Two Bedroom	$540,750 - $572,680	$520,000 - $650,000	-
Three Bedroom	-	N/A	-
Second Person	-	N/A	-
Refundability Policy	90% Refundable	N/A	-
Community Fee/Security Deposit	None	None	$500 - $700
Monthly Service Fees:			
Studios/Efficiencies	-	N/A	-
One Bedroom	$3,588	N/A	$1,600
Two Bedroom	$4,038 - $4,413	$189	$1,900
Three Bedroom	-	N/A	-
Second Person Fee	$1,303	N/A	None
Unit Size in S. F.:			
Studios/Efficiencies	-	N/A	-
One Bedroom	$691	N/A	530 - 550
Two Bedroom	629 - $950	N/A	765 - 780
Three Bedroom	-	N/A	-
Number of Meals\Day	1	0	0
Housekeeping Included	Yes	None	No
Flat Linens Included	Yes	None	No

- = Not available in community

Source: MDS Field Survey - April, 2016

* Refer to Figure 4-1 for approximate project locations.

EXHIBIT 4-4

MAJOR COMPETING *ASSISTED LIVING* COMMUNITIES

IN THE MARKET AREA

Map Ref. No.[1]	Name of Community	Date Opened	Current Occupancy %	# of Licensed Beds/Units	# of Existing Beds/Units	# of Planned Beds/Units	# of Occupied Beds/Units	# of Vacant Beds/Units
1	Belmont Village of Rancho Palos Verdes	2004	98.9%	126	95	0	94	1
2	The Canterbury Retirement Community * Generally maintains a wait list.	1923	100.0%	28	28	0	28	0
3	Huntington Retirement Hotel	1985	97.0%	125	67	0	65	2
4	Palos Verdes Villa, Inc.	1996	97.2%	116	71	0	69	2
5	Spring Senior Assisted Living * Generally maintains a wait list. Renovated approximately 1 year ago.	1960	98.0%	51	51	0	50	1
6	Sunrise of Hermosa Beach	2000	80.4%	112	112	0	90	22
7	Sunrise of Palos Verdes	March 2016	64.9%	75	37	0	24	13
8	Villa Sorrento	1985	92.0%	145	100	0	92	8
9	Wellbrook Senior Living - South Bay	January 2015	97.1%	74	70	0	68	2
	MARKET AREA TOTAL		**91.9%**	**852**	**631**	**0**	**580**	**51**

Source: MDS Field Survey - April, 2016

[1] Refer to Figure 4-2 for project locations.

FIGURE 4-2
LOCATION OF ASSISTED LIVING AND MEMORY CARE COMMUNITIES

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www.delorme.com

TN
MN (12.1°E)

Scale 1 : 112,500
1" = 1.78 mi
Data Zoom 10-7

EXHIBIT 4-5

DETAILED CHARACTERISTICS OF *ASSISTED LIVING* COMMUNITIES

PRIMARY MARKET AREA COMMUNITIES	Belmont Village of Rancho Palos Verdes	The Canterbury Retirement Community	Huntington Retirement Hotel
Address & Phone:	5701 Crestridge Road Rancho Palos Verdes CA 90275 310-377-9977	5801 Crestridge Road Rancho Palos Verdes CA 90275 310-541-2410	20920 Earl Street Torrance CA 90503 310-370-5828
Map Reference No.	1	2	3
Opening Date	2004	1923	1985
Owner/Management:	Belmont Village Senior Living	Episcopal Communities and Services	Longwood Management Corp.
Number of Units/Beds:			
Assisted Living	95	28	67
Alzheimer's/Memory Care	24	0	30
Independent Living	0	97	0
Nursing Beds	0	0	0
Planned Units	0	0	0
Occupancy Rates:			
Assisted Living	98.9%	100.0%	97.0%
Alzheimer's/Memory Care	100.0%	-	100.0%
Independent Living	-	99.0%	-
Nursing Beds	-	-	-
Community Fee/Security Deposit	1 month's rent	$750	$2,400
Base Monthly Service Fees:			
Studios/Alcove	$5,700 - $7,400	$5,982 - $7,715	$3,400 - $3,950
One Bedroom	$7,800 - $12,375	$8,104 - $8,861	$4,200 - $4,350
Two Bedroom	$12,665	$10,591	-
Companion Suite	-	-	$2,700 - $3,250
Second Person Fee	$1,295	$1,824	$1,600
Unit Size in S. F.:			
Studios/Alcove	310	250 - 300	340 - 380
One Bedroom	630 - 900	600	420
Two Bedroom	950	850 - 1,200	-
Companion Suite	-	-	-
All Inclusive Pricing:	No	Yes [1]	No
Levels of Care:			
Level I	$1,340	-	$450
Level II	$2,175	-	$650
Level III	$3,000	-	$950
Level IV	-	-	$1,250
Level V	-	-	$1,550
Level VI	-	-	-
Extra Charge For:			
Medication Management	$750 - $1,375	-	-
Incontinence Care	-	-	$300
Laundry	$225	-	

- = Not offered at community; N/A = Information not available during survey.

[1] Rates are all-inclusive; however if spouse also needs support services, there is additional charge of $2,000.

Source: MDS Field Survey - April, 2016

* Refer to Figure 4-2 for approximate project locations.

Exhibit 4-5
Detailed Characteristics of
***Assisted Living* Communities**

PRIMARY MARKET AREA COMMUNITIES	Palos Verdes Villa, Inc.	Spring Senior Assisted Living	Sunrise of Hermosa Beach
Address & Phone:	29661 South Western Avenue Rancho Palos Verdes CA 90275 310-547-9941	20900 Earl Street Torrance CA 90503 310-370-3594	1837 Pacific Coast Highway Hermosa Beach CA 90254 310-937-0959
Map Reference No.	4	5	6
Opening Date	1996	1960	2000
Owner/Management:	Privately Owned	Genesis Health Care	Sunrise Senior Living
Number of Units/Beds:			
Assisted Living	71	51	125
Alzheimer's/Memory Care	0	0	15
Independent Living	0	0	0
Nursing Beds	0	0	0
Planned Units	0	0	0
Occupancy Rates:			
Assisted Living	97.2%	98.0%	80.4%
Alzheimer's/Memory Care	-	-	80.0%
Independent Living	-	-	-
Nursing Beds	-	-	-
Community Fee/Security Deposit	$250	$1,500	$3,500
Base Monthly Service Fees:			
Studios/Alcove	$2,400 - $2,850	$3,200 - $4,200	$5,962
One Bedroom	-	-	$7,150 - $8,000
Two Bedroom	-	-	-
Companion Suite	$1,700	$3,200 - $3,400	$3,802 - $4,715
Second Person Fee	None	None	None
Unit Size in S. F.:			
Studios/Alcove	275	195 - 299	346
One Bedroom	-	-	474
Two Bedroom	-	-	-
Companion Suite	-	-	483
All Inclusive Pricing:	No	Yes	No [2]
Levels of Care:			
Level I	$200	-	$1,156
Level II	-	-	↓
Level III	-	-	
Level IV	-	-	
Level V	-	-	
Level VI	-	-	$2,890
Extra Charge For:			
Medication Management	$100	-	$426 - $578
Incontinence Care	$500	$500	-

- = Not offered at community; N/A = Information not available during survey.
[2] Level of care are determined by personal assessment.

Source: MDS Field Survey - April, 2016

* Refer to Figure 4-2 for approximate project locations.

Exhibit 4-5
Detailed Characteristics of
***Assisted Living* Communities**

PRIMARY MARKET AREA COMMUNITIES	Sunrise of Palos Verdes	Villa Sorrento	Welbrook Senior Living - South Bay
Address & Phone:	25535 Hawthorne Boulevard Torrance CA 90505 310-377-7425	23450 Madison Street Torrance CA 90505 310-539-6826	3210 West Sepulveda Blvd. Torrance CA 90505 424-488-6340
Map Reference No.	7	8	9
Opening Date	March, 2016	1985	January, 2015
Owner/Management:	Sunrise Senior Living	Privately Owned	Integral Senior Living
Number of Units/Beds:			
Assisted Living	37	100	70
Alzheimer's/Memory Care	40	0	55
Independent Living	0	0	0
Nursing Beds	0	0	0
Planned Units	0	0	0
Occupancy Rates:			
Assisted Living	70.3%	92.0%	97.1%
Alzheimer's/Memory Care	22.5%	-	79.9%
Independent Living	-	-	-
Nursing Beds	-	-	-
Community Fee/Security Deposit	$3,500	2 Weeks Rent	$3,000
Base Monthly Service Fees:			
Studios/Alcove	$6,840	$2,800 - $4,500	$4,875 - $5,775
One Bedroom	$8,056	-	$6,275
Two Bedroom	$9,424	-	-
Companion Suite	$5,250	$1,900	-
Second Person Fee	None	$1,600	$850
Unit Size in S. F.:			
Studios/Alcove	306 - 380	192 - 225	333 - 462
One Bedroom	585	-	522 - 588
Two Bedroom	522	-	-
Companion Suite	585	-	-
All Inclusive Pricing:	No [3]	No	No [4]
Levels of Care:			
Level I	$608	$570	$800
Level II	$1,155	$900	↓
Level III	$1,794	$1,250	$1,000
Level IV	$2,432	-	-
Level V	-	-	-
Level VI	-	-	-
Extra Charge For:			
Medication Management	$426 - $730	-	-
Incontinence Care	$152	-	-
Bathing Assistance	-	$40/each	-

- = Not offered at community; N/A = Information not available during survey.
[3] Additional costs for the personal care services are determined by an individual assessment.
[4] Personal care services are based on a point system; there are no defined levels of care.

Source: MDS Field Survey - April, 2016

* Refer to Figure 4-2 for approximate project locations.

EXHIBIT 4-6

MAJOR COMPETING *ALZHEIMER'S/MEMORY CARE* COMMUNITIES

IN THE MARKET AREA

Map Ref. No.[1]	Name of Community	Date Opened	Current Occupancy %	# of Licensed Beds/Units	# of Existing Beds/Units	# of Planned Beds/Units	# of Occupied Beds/Units	# of Vacant Beds/Units
1	Belmont Village of Rancho Palos Verdes	2004	100.0%	24	24	0	24	0
3	Rose Garden Court At Huntington Retirement Hotel	1985	100.0%	30	30	0	30	0
10	Silverado Beach Cities Memory Care Community * Maintains 3-6 month wait list.	2009	100.0%	120	120	0	120	0
6	Sunrise of Hermosa Beach	2000	80.0%	15	15	0	12	3
7	Sunrise of Palos Verdes	March 2016	22.5%	40	40	0	9	31
9	Wellbrook Senior Living - South Bay	Jan., 2015/ Sept., 2016	58.2%	55	55	0	32	23
	MARKET AREA TOTAL		**79.9%**	**284**	**284**	**0**	**227**	**57**

Source: MDS Field Survey - April, 2016

[1] Refer to Figure 4-2 for project locations.

EXHIBIT 4-7

DETAILED CHARACTERISTICS OF *ALZHEIMER'S/MEMORY CARE* COMMUNITIES

PRIMARY MARKET AREA COMMUNITIES	Belmont Village of Rancho Palos Verdes	Rose Garden Court At Huntington Retirement Hotel	Silverado Beach Cities Memory Care Community
Address & Phone:	5701 Crestridge Road Rancho Palos Verdes CA 90275 310-377-9977	20920 Earl Street Torrance CA 90503 310-370-5828	514 North Prospect Avenue Redondo Beach CA 90277 310-421-4867
Map Reference No.	1	3	10
Opening Date	2004	1985	2009
Owner/Management:	Belmont Village Senior Living	Longwood Management Corp.	Silverado Senior Living
Number of Units/Beds:			
Alzheimer's/Memory Care	24	30	120
Assisted Living	95	67	0
Independent Living	0	0	0
Nursing Beds	0	0	0
Planned Units	0	0	0
Occupancy Rates:			
Alzheimer's/Memory Care	100.0%	100.0%	100.0%
Assisted Living	98.9%	97.0%	-
Independent Living	-	-	-
Nursing Beds	-	-	-
Community Fee/Security Deposit	1 month's rent	$2,400	$6,500
Base Monthly Service Fees:			
Studios/Alcove	$9,200	$5,400 - $6,100	$15,026
Companion Suite	$6,100	$4,700 - $5,100	$7,756
Second Person Fee	$2,190	None	None
Unit Size in S. F.:			
Studios/Alcove	370	340 - 420	396
Companion Suite	-	340 - 420	-
All Inclusive Pricing:	Yes	Yes	Yes [1]
Levels of Care:			
Level I	-	-	$1,216
Level II	-	-	-
Level III	-	-	-
Level IV	-	-	-
Extra Charge For:			
Medication Management	-	-	-
Incontinence Care	-	-	-
Laundry	$225		

- = Not offered at community; N/A = Information not available during survey.

[1] Pricing is all-inclusive except for extensive activities of daily living support services, which are then based on room size and range from $625 for semi-private and $1,216 for private room.

Source: MDS Field Survey - April, 2016

Exhibit 4-7
Detailed Characteristics of
***Alzheimer's/Memory Care* Communities**

PRIMARY MARKET AREA COMMUNITIES	Sunrise of Hermosa Beach	Sunrise of Palos Verdes	Wellbrook Senior Living South Bay
Address & Phone:	1837 Pacific Coast Highway Hermosa Beach CA 90254 310-937-0959	25535 Hawthorne Boulevard Torrance CA 90505 310-377-7425	3210 West Sepulveda Blvd. Torrance CA 90505 424-488-6340
Map Reference No.	6	7	9
Opening Date	2000	March, 2016	January, 2015
Owner/Management:	Sunrise Senior Living	Sunrise Senior Living	Privately Owned
Number of Units/Beds:			
Alzheimer's/Memory Care	15	40	55
Assisted Living	125	30	70
Independent Living	0	0	0
Nursing Beds	0	0	0
Planned Units	0	0	0
Occupancy Rates:			
Alzheimer's/Memory Care	80.0%	22.5%	79.9%
Assisted Living	80.4%	70.3%	97.1%
Independent Living	-	-	-
Nursing Beds	-	-	-
Community Fee/Security Deposit	$3,500	$3,500	$3,000
Base Monthly Service Fees:			
Studios/Alcove	$6,692	$8,365	$5,175 - $5,275
Companion Suite	$5,475	$7,148	$4,075 - $4,175
Second Person Fee	None	None	None
Unit Size in S. F.:			
Studios/Alcove	346	306	283 - 462
Companion Suite	-	585	-
All Inclusive Pricing:	No [2]	No [2]	No [3]
Levels of Care:			
Level I	$1,460	$1,460	$1,500
Level II	↓	↓	↓
Level III	↓	↓	↓
Level IV	$2,160	$3,346	$1,800
Extra Charge For:			
Medication Management	$426 - $578	$426 - $730	-
Incontinence Care	-	$152	-

- = Not offered at community; N/A = Information not available during survey.

[2] There are additional costs for personal care services which are determined by individual assessment.

[3] There are additional costs for personal care services which are based on a point system.

Source: MDS Field Survey - April, 2016

APPENDIX A

SUMMARY SENIOR DEMOGRAPHICS

FOR THE PRIMARY MARKET AREA

MDS RESEARCH COMPANY, INC.
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EXHIBIT A-1

AGE 65+ AND AGE 75+ HOUSEHOLD GROWTH IN THE PRIMARY MARKET AREA

	Year	Number of Households 65-74	75 +
	2000	15,213	12,086
	2017	21,519	18,416
	2019	23,262	19,158
	2022	26,144	20,328
Change in Households	2017 - 2022		
- Absolute		4,625	1,912
- Percentage		21.49%	10.38%
Average Annual % Change	2017 - 2022	3.97%	2.00%

See Figure 3-1 of this report for details on specific market area definitions.

Figures pulled from detailed demographic runs acquired from Claritas and included in Appendix C.

Sources: Claritas
Moore Diversified Services, Inc.

EXHIBIT A-2

CALCULATION FOR INCOME QUALIFYING CRITERIA IN THE PRIMARY MARKET AREA

Income Qualification Level:	***$115,000***

	Year	Number of Households 65-74	75 +
	2000 [1]	2,633	1,213
	2017 [1]	8,066	3,424
	2019	9,120	3,805
	2022 [1]	10,966	4,456
Change in Income Qualified Households 2017 - 2022			
- Absolute		2,900	1,032
- Percentage		35.95%	30.14%
Average Annual % Change		6.34%	5.41%
Qualified Households - **2017**		8,066	3,424
Total Households - **2017** [2]		21,519	18,416
% Income Qualified @ $115,000 + in **2017**		37.5%	18.6%
Qualified Households - **2019**		9,120	3,805
Total Households - **2019** [2]		23,262	19,158
% Income Qualified @ $115,000 + in **2019**		39.2%	19.9%
Qualified Households - **2022**		10,966	4,456
Total Households - **2022** [2]		26,144	20,328
% Income Qualified @ $115,000 + in **2022**		41.9%	21.9%

Sources: Claritas
MDS Analysis

[1] *Figures pulled from detailed demographic runs acquired from Claritas and included in Appendix C.*

[2] *The denominator in this calculation (total 2017 households) is provided on Exhibit A-1.*

EXHIBIT A-3

CALCULATION FOR INCOME QUALIFYING CRITERIA IN THE PRIMARY MARKET AREA

Income Qualification Level:	***$125,000***

	Year	Number of Households 65-74	75 +
	2000 [1]	2,146	1,031
	2017 [1]	7,175	2,994
	2019	8,149	3,343
	2022 [1]	9,864	3,944
Change in Income Qualified Households 2017 - 2022			
- Absolute		2,689	950
- Percentage		37.48%	31.73%
Average Annual % Change		6.57%	5.67%
Qualified Households - **2017**		7,175	2,994
Total Households - **2017** [2]		21,519	18,416
% Income Qualified @ $125,000 + in **2017**		33.3%	16.3%
Qualified Households - **2019**		8,149	3,343
Total Households - **2019** [2]		23,262	19,158
% Income Qualified @ $125,000 + in **2019**		35.0%	17.4%
Qualified Households - **2022**		9,864	3,944
Total Households - **2022** [2]		26,144	20,328
% Income Qualified @ $125,000 + in **2022**		37.7%	19.4%

Sources: Claritas
MDS Analysis

[1] *Figures pulled from detailed demographic runs acquired from Claritas and included in Appendix C.*

[2] *The denominator in this calculation (total 2017 households) is provided on Exhibit A-1.*

EXHIBIT A-4

CALCULATION FOR INCOME QUALIFYING CRITERIA IN THE PRIMARY MARKET AREA

Income Qualification Level:	***$135,000***

	Year	Number of Households 65-74	75 +
	2000 [1]	1,894	905
	2017 [1]	6,509	2,633
	2019	7,411	2,951
	2022 [1]	9,005	3,501
Change in Income Qualified Households 2017 - 2022			
- Absolute		2,496	868
- Percentage		38.35%	32.97%
Average Annual % Change		6.71%	5.86%
Qualified Households -	**2017**	6,509	2,633
Total Households -	**2017** [2]	21,519	18,416
% Income Qualified @ $135,000 + in	**2017**	30.2%	14.3%
Qualified Households -	**2019**	7,411	2,951
Total Households -	**2019** [2]	23,262	19,158
% Income Qualified @ $135,000 + in	**2019**	31.9%	15.4%
Qualified Households -	**2022**	9,005	3,501
Total Households -	**2022** [2]	26,144	20,328
% Income Qualified @ $135,000 + in	**2022**	34.4%	17.2%

Sources: Claritas
MDS Analysis

[1] *Figures pulled from detailed demographic runs acquired from Claritas and included in Appendix C.*

[2] *The denominator in this calculation (total 2017 households) is provided on Exhibit A-1.*

EXHIBIT A-5

CALCULATION FOR INCOME QUALIFYING CRITERIA IN THE PRIMARY MARKET AREA

Income Qualification Level:	***$145,000***

		Number of Households	
	Year	65-74	75 +
	2000 [1]	1,643	779
	2017 [1]	5,842	2,272
	2019	6,673	2,559
	2022 [1]	8,146	3,058
Change in Income Qualified Households	2017 - 2022		
- Absolute		2,304	786
- Percentage		39.44%	34.60%
Average Annual % Change		6.88%	6.12%
Qualified Households -	**2017**	5,842	2,272
Total Households -	**2017** [2]	21,519	18,416
% Income Qualified @ $145,000 + in	**2017**	27.1%	12.3%
Qualified Households -	**2019**	6,673	2,559
Total Households -	**2019** [2]	23,262	19,158
% Income Qualified @ $145,000 + in	**2019**	28.7%	13.4%
Qualified Households -	**2022**	8,146	3,058
Total Households -	**2022** [2]	26,144	20,328
% Income Qualified @ $145,000 + in	**2022**	31.2%	15.0%

Sources: Claritas
MDS Analysis

[1] *Figures pulled from detailed demographic runs acquired from Claritas and included in Appendix C.*

[2] *The denominator in this calculation (total 2017 households) is provided on Exhibit A-1.*

EXHIBIT A-6

CALCULATION FOR INCOME QUALIFYING CRITERIA IN THE PRIMARY MARKET AREA

Income Qualification Level:	***$155,000***

		Number of Households	
	Year	65-74	75 +
	2000 [1]	1,454	683
	2017 [1]	5,290	1,998
	2019	6,060	2,260
	2022 [1]	7,430	2,720
Change in Income Qualified Households	2017 - 2022		
- Absolute		2,140	722
- Percentage		40.45%	36.14%
Average Annual % Change		7.03%	6.36%
Qualified Households -	**2017**	5,290	1,998
Total Households -	**2017** [2]	21,519	18,416
% Income Qualified @ $155,000 + in	**2000**	24.6%	10.8%
Qualified Households -	**2019**	6,060	2,260
Total Households -	**2019** [2]	23,262	19,158
% Income Qualified @ $155,000 + in	**2019**	26.1%	11.8%
Qualified Households -	**2022**	7,430	2,720
Total Households -	**2022** [2]	26,144	20,328
% Income Qualified @ $155,000 + in	**2022**	28.4%	13.4%

Sources: Claritas
MDS Analysis

[1] *Figures pulled from detailed demographic runs acquired from Claritas and included in Appendix C.*

[2] *The denominator in this calculation (total 2017 households) is provided on Exhibit A-1.*

EXHIBIT A-7

CALCULATION FOR INCOME QUALIFYING CRITERIA IN THE PRIMARY MARKET AREA

Income Qualification Level:	***$95,000***

		Number of Households	
	Year	65-74	75 +
	2000 [1]	3,714	1,698
	2017 [1]	9,876	4,364
	2019	11,089	4,812
	2022 [1]	13,194	5,570
Change in Income Qualified Households 2017 - 2022			
- Absolute		3,318	1,205
- Percentage		33.60%	27.62%
Average Annual % Change		5.96%	5.00%
Qualified Households - **2017**		9,876	4,364
Total Households - **2017** [2]		21,519	18,416
% Income Qualified @ $95,000 + in **2017**		45.9%	23.7%
Qualified Households - **2019**		11,089	4,812
Total Households - **2019** [2]		23,262	19,158
% Income Qualified @ $95,000 + in **2019**		47.7%	25.1%
Qualified Households - **2022**		13,194	5,570
Total Households - **2022** [2]		26,144	20,328
% Income Qualified @ $95,000 + in **2022**		50.5%	27.4%

Sources: Claritas
MDS Analysis

[1] *Figures pulled from detailed demographic runs acquired from Claritas and included in Appendix C.*

[2] *The denominator in this calculation (total 2017 households) is provided on Exhibit A-1.*

APPENDIX B

SUMMARY OF COMPETITIVE

INDEPENDENT AND

ASSISTED LIVING UNITS

FACTORED INTO THE

CAPTURE RATE/DEMAND MODELS

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EXHIBIT B-1

SUMMARY OF COMPETITIVE INDEPENDENT LIVING UNITS

FACTORED INTO THE CAPTURE RATE / DEMAND MODELS

Redondo Beach, CA
Primary Market Area

Project Name	Total Units	Percent Weight [1]	Occupied	Vacant	Planned/ Announced
Units With Pricing That Is Lower Than Subject Community [2]					
Seasons Senior Apartments	37	70 %	26	0	0
Total Units Requiring Qualifying Incomes Lower Than the Minimum Threshold Assumed Herein [2]	37		26	0	0
Units With Pricing That Is Comparable To Or Higher Than The Subject Community [3]			Number of Units Factored Into the Capture Rate/Demand Model		
Brookdale South Bay	132	70 %	91	2	0
The Canterbury	97	70	67	1	0
Rolling Hills Villas	70	70	49	0	0
Sol y Mar Senior Condos	60	70	0	0	60
Total Units Backed Out (Subtracted) After the Income Screen [3]	359		207	3	60

63 Vacant/Planned Units @ 93% Occupancy = 59 Units X 70% absorption from the PMA = 41 Units

[1] Percent of units estimated to be filled with households residing in the Primary Market Area.

[2] It is assumed that these households have already been excluded from the pool of prospects through the income screening.

[3] The minimum cash flow income required to pay the monthly service fees is $135,000 or more.

EXHIBIT B-2

SUMMARY OF COMPETITIVE ASSISTED LIVING UNITS

FACTORED INTO THE CAPTURE RATE / DEMAND MODELS

Redondo Beach, CA
Primary Market Area

Project Name	Total Units	Percent Weight [1]	Occupied	Vacant	Planned/ Announced
Units With Pricing That Is Lower Than Subject Community [2]					
Gardena Retirement Center	108	70 %	74	2	0
Palos Verdes Villas	71	70	48	2	0
Rosecrans Villa	135	70	95	0	0
Spring Assisted Living	51	70	35	1	0
Sunnyside Retirement Center	35	70	24	1	0
Villa Sorrento	100	70	64	8	0
Total Units Requiring Qualifying Incomes Lower Than the Minimum Threshold Assumed Herein [2]	500		340	14	0
Units With Pricing That Is Comparable To Or Higher Than The Subject Community [3]			Number of Units Factored Into the Capture Rate/Demand Model		
Belmont Village	95	70 %	66	1	0
The Canterbury	28	70	20	0	0
Huntington Retirement Hotel	67	70	46	2	0
Sunrise of Hermosa Beach	112	70	76	2	0
Sunrise of Palos Verdes	40	70	13	21	0
Welbrook South Bay	70	70	48	2	0
Merrill Gardens Rolling Hills	95	70	0	0	95
Kensington Assisted Living	96	70	0	0	96
Total Units Backed Out (Subtracted) After the Income Screen [3]	603		268	28	191

219 Vacant/Planned Units @ 93% Occupancy = 204 Units X 70% absorption from the PMA = 143 Units

[1] Percent of units estimated to be filled with households residing in the Primary Market Area.

[2] It is assumed that these households have already been excluded from the pool of prospects through the income screening.

[3] The minimum cash flow income required to pay the monthly service fees is $115,000 or more.

APPENDIX C

DETAILED DEMOGRAPHIC REPORTS

ACQUIRED FROM CLARITAS

MDS RESEARCH COMPANY, INC.
P O Box 100578 ● Fort Worth, TX 76185 ● 817-731-4266 ● 817-738-2031 Fax
www.m-d-s.com ● mdsresearch@m-d-s.com

ENVIRONICS ANALYTICS

EXECUTIVE SUMMARY

Study Area: Redondo Beach, CA - PMA
Benchmark: The United States

Population

- The population in this area is estimated to change from 362,969 to 376,394, resulting in a growth of 3.7% between the year 2010 and the current year. Over the next five years, the population is projected to grow by 3.5%.

  The Population in The United States is estimated to change from 308,745,538 to 325,139,271 , resulting in a growth of 5.3% between 2010 and the current year. Over the next five years, the population is projected to grow by 3.8%

- The current year median age for this area is 42.9, while the average age is 41.8. Five years from now, the median age is projected to be 44.2.

  The current year median age for The United States is 38.2, while the average age is 39.1. Five years from now, the median age is projected to be 39.2

- Of this area's current year estimated population:
  60.3% are White alone, 3.2% are Black or African American alone, 0.4% are American Indian or Alaska Native alone, 23.1% are Asian alone, 0.3% are Native Hawaiian or other Pacific Islander alone, 6.3% are Some Other Race, and 6.4% are Two or More Races

  For The United States:
  70.3% are White alone, 12.8% are Black or African American alone, 1.0% are American Indian or Alaska Native alone, 5.6% are Asian alone, 0.2% are Native Hawaiian or other Pacific Islander alone, 6.8% are Some Other Race, and 3.4% are Two or More Races

- This area's current estimated Hispanic or Latino population is 17.7%, while The United States current estimated Hispanic or Latino population is 18.0% .

Households

- The number of households in this area is estimated to change from 142,659 to 147,753, resulting in an increase of 3.6% between 2010 and the current year. Over the next five years, the number is expected to increase by 3.5%.

  The number of households in The United States is estimated to change from 116,716,292 to 123,356,629, resulting in an increase of 5.7% between 2010 and the current year. Over the next five years, the number is projected to increase by 4.0%.

Household Income

- The average household income is estimated to be $138,805 for the current year, while the average household income for The United States is estimated to be $80,853 for the same time frame

  The average household income in this area is projected to change over the next five years, from $138,805 to $150,004.

  The average household income in The United States is projected to change over the next five years, from $80,853 to $87,464.

Employment

- For this area, 93.7% of the labor force is estimated to be employed for the current year.
  The employment status of the population age 16 and over is as follows:
  0.1% are in the armed forces, 61.7% are employed civilians, 4.1% are unemployed civilians, 34.0% are not in the labor force.

  For The United States, 91.7% of the labor force is estimated to be employed for the current year.
  The employment status of the population age 16 and over is as follows:

0.4% are in the Armed Forces, 57.9% are employed civilians, 5.2% are unemployed civilians, and 36.4% are not in the labor force.

- The occupational classifications are as follows for this area:
  10.8% hold blue collar occupations, 77.3% hold white collar occupations, and 11.9% are occupied as service & farm workers.

  The occupational classifications are as follows for The United States:
  20.4% hold blue collar occupations, 60.6% hold white collar occupations, and 19.0% are occupied as service & farm workers.

- For the civilian employed population age 16 and over in this area, it is estimated that they are employed in the following occupational categories:
  4.3% are in Architecture and Engineering, 4.0% are in Arts, Entertainment and Sports, 7.3% are in Business and Financial Operations, and 4.0% are in Computers and Mathematics, 5.9% are in Education, Training and Libraries, 6.0% are in Healthcare Practitioners and Technicians, 1.1% are in Healthcare Support, 1.1% are in Life, Physical and Social Sciences, 17.3% are in Management, 11.5% are in Office and Administrative Support.

  1.1% are in Community and Social Services, 4.3% are in Food Preparation and Serving, 2.3% are in Legal Services, 1.5% are in Protective Services, 12.5% are in Sales and Related Services, 3.5% are in Personal Care Services.

  1.4% are in Building and Grounds Maintenance, 2.5% are in Construction and Extraction, 0.1% are in Farming, Fishing and Forestry, 1.8% are in Maintenance and Repair, 3.0% are in Production, 3.5% are in Transportation and Moving.

  For the civilian employed population age 16 and over in The United States, it is estimated that they are employed in the following occupational categories:
  1.8% are in Architecture and Engineering, 1.9% are in Arts, Entertainment and Sports, 4.8% are in Business and Financial Operations, and 2.7% are in Computers and Mathematics, 6.0% are in Education, Training and Libraries, 5.7% are in Healthcare Practitioners and Technicians, 2.5% are in Healthcare Support, 0.9% are in Life, Physical and Social Sciences, 9.9% are in Management, 13.2% are in Office and Administrative Support.

  1.7% are in Community and Social Services, 5.9% are in Food Preparation and Serving, 1.1% are in Legal Services, 2.2% are in Protective Services, 10.8% are in Sales and Related Services, 3.7% are in Personal Care Services.

  4.0% are in Building and Grounds Maintenance, 5.0% are in Construction and Extraction, 0.7% are in Farming, Fishing and Forestry, 3.2% are in Maintenance and Repair, 6.0% are in Production, 6.2% are in Transportation and Moving.

Educational Attainment

- Currently, it is estimated that 13.9% of the population over 25 in this area had earned a Masters Degree, 4.6% had earned a Professional School Degree, 2.5% had earned a Doctorate Degree and 32.8% had earned a Bachelor's Degree.

  In comparison, for The United States, it is estimated that for the population over 25, 7.9% in this area had earned a Masters Degree, 1.9% had earned a Professional School Degree, 1.3% had earned a Doctorate Degree and 18.4% had earned a Bachelor's Degree.

Dwellings

- Most of the dwellings in this area (58.6%) are estimated to be Owner Occupied for the current year. For The United States, the majority of housing units are Owner Occupied (64.9%).

- The majority of dwellings in this area (56.1%) are estimated to be "detached single units" for the current year. The majority of the dwellings in The United States (61.4%) are estimated to be "detached single units".

- The majority of housing units in this area (25.8%) are housing units estimated to have been built between 1950 and 1959 for the current year. The majority of the housing units in The United States (14.8%) are housing units estimated to have been built between 1970 and 1979 for the current year.

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Rank	Redondo Beach, CA - PMA ZIP code List	Total Households
1	90245 El Segundo	7,264
2	90254 Hermosa Beach	9,840
3	90260 Lawndale	10,637
4	90266 Manhattan Beach	14,266
5	90274 Palos Verdes Peninsula	9,927
6	90275 Rancho Palos Verdes	16,172
7	90277 Redondo Beach	17,784
8	90278 Redondo Beach	16,714
9	90503 Torrance	18,154
10	90504 Torrance	12,158
11	90505 Torrance	14,837

Accepted	11 Targets	147,753
Rejected	0 Targets	0
Total	11 Targets	147,753

MDS Research Company, Inc.

DISCOVERY SERIES Geographic Summary and Table of Contents	Redondo Beach, CA - PMA
Current Year Estimates	
Total Population	376,394
Metropolitan	100%
Micropolitan	0%
Total Households	147,753
Metropolitan	100%
Micropolitan	0%
Predominant CBSA Type	Metropolitan
Land area, square miles	61.882
Target type used for study area	ZIP code
Number of targets retrieved	11
STANDARD COMPONENTS	
Select a category by clicking the "Category" selector at the base of this column.	
Claritas Pop-Facts Reports	
Pop-Facts: Demographic Quick Facts	
Pop-Facts: Population Quick Facts	
Pop-Facts: Household Quick Facts	
Pop-Facts: Demographic Snapshot	
Pop-Facts: Census Demographic Overview	
Pop-Facts: Household Trend	
Pop-Facts: Demographic Trend	
Pop-Facts: Household Income by Age of Householder	
Population by Age and Race Trend	
Population by Age and Sex Trend	
Population by Age, Race and Sex	
Race and Hispanic Report	
Effective Buying Income	
Middle Years	
Young Adults	
Claritas Business-Facts: Businesses by Major Sectors	
POINT DATA	
The following point database is part of the Discovery Series. To use this component, select the appropriate database when starting a new project.	
OPTIONAL COMPONENTS	
Claritas Senior Life Demographics	
Consumer Buying Power	
Detailed Categories	
Claritas Net Worth and Income Producing Assets	
Claritas Business-Facts: Summary	
Claritas Business-Facts: Retail, Service, Healthcare and Occupation Summary	
Claritas PRIZM Premier	
Claritas PRIZM	
Claritas WorkPlace PRIZM	
Claritas P$YCLE	
Retail Market Power	
"Full" Pop-Facts Detailed Data	
OPTIONAL POINT DATA	
Shopping Centers	
Traffic Counts	

MDS Research Company, Inc.

Pop-Facts: Demographic Quick Facts	Redondo Beach, CA - PMA	
Population		
2022 Projection	389,500	
2017 Estimate	376,394	
2010 Census	362,969	
2000 Census	349,545	
Growth 2017-2022	3.48%	
Growth 2010-2017	3.70%	
Growth 2000-2010	3.84%	
Households		
2022 Projection	152,890	
2017 Estimate	147,753	
2010 Census	142,659	
2000 Census	141,178	
Growth 2017-2022	3.48%	
Growth 2010-2017	3.57%	
Growth 2000-2010	1.05%	
2017 Estimated Population by Single-Classification Race	**376,394**	
White Alone	226,979	60.30%
Black or African American Alone	11,857	3.15%
American Indian and Alaska Native Alone	1,469	0.39%
Asian Alone	87,014	23.12%
Native Hawaiian and Other Pacific Islander Alone	1,294	0.34%
Some Other Race Alone	23,617	6.27%
Two or More Races	24,164	6.42%
2017 Estimated Population by Ethnicity (Hispanic or Latino)	**376,394**	
Hispanic or Latino	66,663	17.71%
Not Hispanic or Latino	309,731	82.29%
2017 Occupied Housing Units by Tenure	**147,753**	
Owner-Occupied	86,510	58.55%
Renter-Occupied	61,243	41.45%
2017 Average Household Size	2.53	

MDS Research Company, Inc.

Pop-Facts: Demographic Quick Facts	Redondo Beach, CA - PMA	
2017 Est. Households by Household Income	**147,753**	
Income Less than $15,000	8,921	6.04%
Income $15,000 to $24,999	8,192	5.54%
Income $25,000 to $34,999	8,588	5.81%
Income $35,000 to $49,999	11,542	7.81%
Income $50,000 to $74,999	20,654	13.98%
Income $75,000 to $99,999	16,635	11.26%
Income $100,000 to $124,999	14,889	10.08%
Income $125,000 to $149,999	12,119	8.20%
Income $150,000 to $199,999	17,311	11.72%
Income $200,000 to $249,999	9,146	6.19%
Income $250,000 to $499,999	12,672	8.58%
Income $500,000 or more	7,084	4.79%
2017 Est. Average Household Income	**$ 138,805**	
2017 Est. Median Household Income	**$ 99,015**	
2017 Median HH Inc. by Single-Classification Race		
White Alone	$ 104,325	
Black or African American Alone	$ 71,107	
American Indian and Alaska Native Alone	$ 58,234	
Asian Alone	$ 103,574	
Native Hawaiian and Other Pacific Islander Alone	$ 72,089	
Some Other Race Alone	$ 53,108	
Two or More Races	$ 95,518	
Hispanic or Latino	$ 70,017	
Not Hispanic or Latino	$ 105,047	
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Pop-Facts: Population Quick Facts	Redondo Beach, CA - PMA	
Population		
2022 Projection	389,500	
2017 Estimate	376,394	
2010 Census	362,969	
2000 Census	349,545	
Growth 2017-2022	3.48%	
Growth 2010-2017	3.70%	
Growth 2000-2010	3.84%	
2017 Est. Population by Age	**376,394**	
Age 0 to 4	18,705	4.97%
Age 5 to 9	19,692	5.23%
Age 10 to 14	21,386	5.68%
Age 15 to 17	13,831	3.67%
Age 18 to 20	12,940	3.44%
Age 21 to 24	18,394	4.89%
Age 25 to 34	45,025	11.96%
Age 35 to 44	48,149	12.79%
Age 45 to 54	59,087	15.70%
Age 55 to 64	54,822	14.57%
Age 65 to 74	35,963	9.55%
Age 75 to 84	19,859	5.28%
Age 85 and over	8,541	2.27%
Age 16 and over	312,066	82.91%
Age 18 and over	302,780	80.44%
Age 21 and over	289,840	77.00%
Age 65 and over	64,363	17.10%
2017 Est. Median Age	**42.94**	
2017 Est. Average Age	**41.80**	

MDS Research Company, Inc.

Pop-Facts: Population Quick Facts	Redondo Beach, CA - PMA	
2017 Est. Population by Single-Classification Race	**376,394**	
White Alone	226,979	60.30%
Black or African American Alone	11,857	3.15%
American Indian and Alaska Native Alone	1,469	0.39%
Asian Alone	87,014	23.12%
Native Hawaiian and Other Pacific Islander Alone	1,294	0.34%
Some Other Race Alone	23,617	6.27%
Two or More Races	24,164	6.42%
2017 Est. Population by Ethnicity (Hispanic or Latino)	**376,394**	
Hispanic or Latino	66,663	17.71%
Not Hispanic or Latino	309,731	82.29%
2017 Est. Population by Sex	**376,394**	
Male	185,316	49.23%
Female	191,078	50.77%
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Pop-Facts: Household Quick Facts	Redondo Beach, CA - PMA	
Households		
2022 Projection	152,890	
2017 Estimate	147,753	
2010 Census	142,659	
2000 Census	141,178	
Growth 2017-2022	3.48%	
Growth 2010-2017	3.57%	
Growth 2000-2010	1.05%	
2017 Est. Households by Household Income	**147,753**	
Income Less than $15,000	8,921	6.04%
Income $15,000 to $24,999	8,192	5.54%
Income $25,000 to $34,999	8,588	5.81%
Income $35,000 to $49,999	11,542	7.81%
Income $50,000 to $74,999	20,654	13.98%
Income $75,000 to $99,999	16,635	11.26%
Income $100,000 to $124,999	14,889	10.08%
Income $125,000 to $149,999	12,119	8.20%
Income $150,000 to $199,999	17,311	11.72%
Income $200,000 to $249,999	9,146	6.19%
Income $250,000 to $499,999	12,672	8.58%
Income $500,000 or more	7,084	4.79%
2017 Est. Average Household Income	$ 138,805	
2017 Est. Median Household Income	$ 99,015	
2017 Median HH Inc. by Single-Classification Race		
White Alone	$ 104,325	
Black or African American Alone	$ 71,107	
American Indian and Alaska Native Alone	$ 58,234	
Asian Alone	$ 103,574	
Native Hawaiian and Other Pacific Islander Alone	$ 72,089	
Some Other Race Alone	$ 53,108	
Two or More Races	$ 95,518	
Hispanic or Latino	$ 70,017	
Not Hispanic or Latino	$ 105,047	
2017 Est. Households by Household Type	**147,753**	
Family Households	96,554	65.35%
Nonfamily Households	51,199	34.65%
2017 Est. Group Quarters Population	**2,191**	
2017 Est. Households by Household Size	**147,753**	
1-person	39,108	26.47%
2-person	47,511	32.16%
3-person	25,389	17.18%
4-person	22,525	15.25%
5-person	8,606	5.82%
6-person	2,952	2.00%
7-or-more-person	1,662	1.12%
2017 Est. Average Household Size	**2.53**	

MDS Research Company, Inc.

Pop-Facts: Household Quick Facts	Redondo Beach, CA - PMA	
2017 Est. HHs by Type by Presence of Own Children	**96,554**	
Married-Couple Family, own children	35,047	36.30%
Married-Couple Family, no own children	41,467	42.95%
Male Householder, own children	2,558	2.65%
Male Householder, no own children	3,658	3.79%
Female Householder, own children	6,301	6.53%
Female Householder, no own children	7,523	7.79%

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MDS Research Company, Inc.

Pop-Facts: Demographic Snapshot (Part 1)	Redondo Beach, CA - PMA	
Population		
2022 Projection	389,500	
2017 Estimate	376,394	
2010 Census	362,969	
2000 Census	349,545	
Growth 2017-2022	3.48%	
Growth 2010-2017	3.70%	
Growth 2000-2010	3.84%	
2017 Est. Population by Single-Classification Race	**376,394**	
White Alone	226,979	60.30%
Black or African American Alone	11,857	3.15%
American Indian and Alaska Native Alone	1,469	0.39%
Asian Alone	87,014	23.12%
Native Hawaiian and Other Pacific Islander Alone	1,294	0.34%
Some Other Race Alone	23,617	6.27%
Two or More Races	24,164	6.42%
2017 Est. Population Hispanic or Latino by Origin	**376,394**	
Not Hispanic or Latino	309,731	82.29%
Hispanic or Latino	66,663	17.71%
Hispanic or Latino by Origin	**66,663**	
Mexican	41,761	62.64%
Puerto Rican	1,976	2.96%
Cuban	2,047	3.07%
All Other Hispanic or Latino	20,879	31.32%
2017 Est. Hisp. or Latino Pop by Single-Classification Race	**66,663**	
White Alone	35,267	52.90%
Black or African American Alone	666	1.00%
American Indian and Alaska Native Alone	722	1.08%
Asian Alone	995	1.49%
Native Hawaiian and Other Pacific Islander Alone	120	0.18%
Some Other Race Alone	22,436	33.66%
Two or More Races	6,457	9.69%

MDS Research Company, Inc.

Pop-Facts: Demographic Snapshot (Part 1)	Redondo Beach, CA - PMA	
2017 Est. Pop by Race, Asian Alone, by Category	**87,014**	
Chinese, except Taiwanese	16,157	18.57%
Filipino	8,215	9.44%
Japanese	20,647	23.73%
Asian Indian	7,247	8.33%
Korean	20,029	23.02%
Vietnamese	4,282	4.92%
Cambodian	223	0.26%
Hmong	1	0.00%
Laotian	97	0.11%
Thai	634	0.73%
All other Asian Races, including 2 or more	9,482	10.90%
2017 Est. Population by Ancestry	**376,394**	
Arab	3,513	0.93%
Czech	808	0.21%
Danish	1,254	0.33%
Dutch	2,890	0.77%
English	21,404	5.69%
French (except Basque)	5,021	1.33%
French Canadian	1,165	0.31%
German	29,955	7.96%
Greek	2,136	0.57%
Hungarian	1,646	0.44%
Irish	21,837	5.80%
Italian	16,836	4.47%
Lithuanian	786	0.21%
Norwegian	3,899	1.04%
Polish	5,817	1.55%
Portuguese	1,082	0.29%
Russian	4,988	1.33%
Scottish	4,188	1.11%
Scotch-Irish	1,649	0.44%
Slovak	277	0.07%
Subsaharan African	1,754	0.47%
Swedish	3,054	0.81%
Swiss	755	0.20%
Ukrainian	869	0.23%
United States or American	19,809	5.26%
Welsh	724	0.19%
West Indian (except Hisp. groups)	555	0.15%
Other Ancestries	187,593	49.84%
Ancestry Unclassified	30,130	8.00%
2017 Est. Pop Age 5+ by Language Spoken At Home	**357,689**	
Speak only English	243,907	68.19%
Speak Asian or Pacific Island Language	48,800	13.64%
Speak IndoEuropean Language	20,391	5.70%
Speak Spanish	40,881	11.43%
Speak Other Language	3,710	1.04%

MDS Research Company, Inc.

Pop-Facts: Demographic Snapshot (Part 1)	Redondo Beach, CA - PMA	
2017 Est. Population by Sex	**376,394**	
Male	185,316	49.23%
Female	191,078	50.77%
2017 Est. Population by Age	**376,394**	
Age 0 to 4	18,705	4.97%
Age 5 to 9	19,692	5.23%
Age 10 to 14	21,386	5.68%
Age 15 to 17	13,831	3.67%
Age 18 to 20	12,940	3.44%
Age 21 to 24	18,394	4.89%
Age 25 to 34	45,025	11.96%
Age 35 to 44	48,149	12.79%
Age 45 to 54	59,087	15.70%
Age 55 to 64	54,822	14.57%
Age 65 to 74	35,963	9.55%
Age 75 to 84	19,859	5.28%
Age 85 and over	8,541	2.27%
Age 16 and over	312,066	82.91%
Age 18 and over	302,780	80.44%
Age 21 and over	289,840	77.00%
Age 65 and over	64,363	17.10%
2017 Est. Median Age	**42.94**	
2017 Est. Average Age	**41.80**	

MDS Research Company, Inc.

Pop-Facts: Demographic Snapshot (Part 1)	Redondo Beach, CA - PMA	
2017 Est. Male Population by Age	**185,316**	
Age 0 to 4	9,566	5.16%
Age 5 to 9	10,154	5.48%
Age 10 to 14	10,997	5.93%
Age 15 to 17	7,033	3.80%
Age 18 to 20	6,674	3.60%
Age 21 to 24	9,424	5.09%
Age 25 to 34	23,142	12.49%
Age 35 to 44	23,556	12.71%
Age 45 to 54	28,410	15.33%
Age 55 to 64	27,027	14.58%
Age 65 to 74	17,182	9.27%
Age 75 to 84	8,904	4.80%
Age 85 and over	3,247	1.75%
2017 Est. Median Age, Male	**41.65**	
2017 Est. Average Age, Male	**40.86**	
2017 Est. Female Population by Age	**191,078**	
Age 0 to 4	9,139	4.78%
Age 5 to 9	9,538	4.99%
Age 10 to 14	10,389	5.44%
Age 15 to 17	6,798	3.56%
Age 18 to 20	6,266	3.28%
Age 21 to 24	8,970	4.69%
Age 25 to 34	21,883	11.45%
Age 35 to 44	24,593	12.87%
Age 45 to 54	30,677	16.05%
Age 55 to 64	27,795	14.55%
Age 65 to 74	18,781	9.83%
Age 75 to 84	10,955	5.73%
Age 85 and over	5,294	2.77%
2017 Est. Median Age, Female	**44.17**	
2017 Est. Average Age, Female	**42.70**	

MDS Research Company, Inc.

Pop-Facts: Demographic Snapshot (Part 1)	Redondo Beach, CA - PMA	
2017 Est. Pop Age 15+ by Marital Status	**316,611**	
Total, Never Married	96,268	30.41%
Males, Never Married	52,117	16.46%
Females, Never Married	44,151	13.94%
Married, Spouse present	160,296	50.63%
Married, Spouse absent	12,723	4.02%
Widowed	17,232	5.44%
Males, Widowed	3,318	1.05%
Females, Widowed	13,914	4.39%
Divorced	30,092	9.50%
Males, Divorced	11,689	3.69%
Females, Divorced	18,403	5.81%
2017 Est. Pop Age 25+ by Edu. Attainment	**271,446**	
Less than 9th grade	8,732	3.22%
Some High School, no diploma	8,705	3.21%
High School Graduate (or GED)	37,198	13.70%
Some College, no degree	50,284	18.52%
Associate Degree	20,665	7.61%
Bachelor's Degree	89,003	32.79%
Master's Degree	37,737	13.90%
Professional School Degree	12,426	4.58%
Doctorate Degree	6,696	2.47%
2017 Est. Pop. Age 25+ by Edu. Attain., Hisp./Lat.	**41,045**	
No High School Diploma	9,124	22.23%
High School Graduate	8,735	21.28%
Some College or Associate's Degree	12,595	30.69%
Bachelor's Degree or Higher	10,591	25.80%
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Pop-Facts: Demographic Snapshot (Part 2)	Redondo Beach, CA - PMA	
Households		
2022 Projection	152,890	
2017 Estimate	147,753	
2010 Census	142,659	
2000 Census	141,178	
Growth 2017-2022	3.48%	
Growth 2010-2017	3.57%	
Growth 2000-2010	1.05%	
2017 Est. Households by Household Type	**147,753**	
Family Households	96,554	65.35%
Nonfamily Households	51,199	34.65%
2017 Est. Group Quarters Population	**2,191**	
2017 HHs by Ethnicity: Hispanic/Latino	**19,194**	**12.99%**
2017 Est. Households by HH Income	**147,753**	
Income < $15,000	8,921	6.04%
Income $15,000 to $24,999	8,192	5.54%
Income $25,000 to $34,999	8,588	5.81%
Income $35,000 to $49,999	11,542	7.81%
Income $50,000 to $74,999	20,654	13.98%
Income $75,000 to $99,999	16,635	11.26%
Income $100,000 to $124,999	14,889	10.08%
Income $125,000 to $149,999	12,119	8.20%
Income $150,000 to $199,999	17,311	11.72%
Income $200,000 to $249,999	9,146	6.19%
Income $250,000 to $499,999	12,672	8.58%
Income $500,000+	7,084	4.79%
2017 Est. Average Household Income	**$ 138,805**	
2017 Est. Median Household Income	**$ 99,015**	
2017 Median HH Income by Single-Class. Race or Ethn.		
White Alone	$ 104,325	
Black or African American Alone	$ 71,107	
American Indian and Alaska Native Alone	$ 58,234	
Asian Alone	$ 103,574	
Native Hawaiian and Other Pacific Islander Alone	$ 72,089	
Some Other Race Alone	$ 53,108	
Two or More Races	$ 95,518	
Hispanic or Latino	$ 70,017	
Not Hispanic or Latino	$ 105,047	

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Pop-Facts: Demographic Snapshot (Part 2)	Redondo Beach, CA - PMA	
2017 Est. Family HH Type by Presence of Own Children	**96,554**	
Married-Couple Family, own children	35,047	36.30%
Married-Couple Family, no own children	41,467	42.95%
Male Householder, own children	2,558	2.65%
Male Householder, no own children	3,658	3.79%
Female Householder, own children	6,301	6.53%
Female Householder, no own children	7,523	7.79%
2017 Est. Households by Household Size	**147,753**	
1-person	39,108	26.47%
2-person	47,511	32.16%
3-person	25,389	17.18%
4-person	22,525	15.25%
5-person	8,606	5.82%
6-person	2,952	2.00%
7-or-more-person	1,662	1.12%
2017 Est. Average Household Size	2.53	
2017 Est. Households by Presence of People Under 18	**147,753**	
Households with 1 or more People under Age 18	46,996	31.81%
Households with No People under Age 18	100,757	68.19%
Households with 1 or more People under Age 18	**46,996**	
Married-Couple Family	36,358	77.36%
Other Family, Male Householder	3,009	6.40%
Other Family, Female Householder	7,378	15.70%
Nonfamily, Male Householder	160	0.34%
Nonfamily, Female Householder	91	0.19%
Households with No People under Age 18	**100,757**	
Married-Couple Family	40,147	39.85%
Other Family, Male Householder	3,215	3.19%
Other Family, Female Householder	6,447	6.40%
Nonfamily, Male Householder	25,069	24.88%
Nonfamily, Female Householder	25,879	25.68%

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Pop-Facts: Demographic Snapshot (Part 2)	Redondo Beach, CA - PMA	
2017 Est. Households by Number of Vehicles	**147,753**	
No Vehicles	5,758	3.90%
1 Vehicle	45,526	30.81%
2 Vehicles	65,062	44.03%
3 Vehicles	22,377	15.14%
4 Vehicles	6,655	4.50%
5 or more Vehicles	2,375	1.61%
2017 Est. Average Number of Vehicles	**1.92**	
Family Households		
2022 Projection	99,825	
2017 Estimate	96,554	
2010 Census	93,383	
2000 Census	89,664	
Growth 2017-2022	3.39%	
Growth 2010-2017	3.40%	
Growth 2000-2010	4.15%	
2017 Est. Families by Poverty Status	**96,554**	
2017 Families at or Above Poverty	91,716	94.99%
2017 Families at or Above Poverty with Children	40,736	42.19%
2017 Families Below Poverty	4,838	5.01%
2017 Families Below Poverty with Children	2,993	3.10%
2017 Est. Pop Age 16+ by Employment Status	**312,066**	
In Armed Forces	344	0.11%
Civilian - Employed	192,695	61.75%
Civilian - Unemployed	12,883	4.13%
Not in Labor Force	106,144	34.01%
2017 Est. Civ. Employed Pop 16+ by Class of Worker	**191,462**	
For-Profit Private Workers	128,168	66.94%
Non-Profit Private Workers	11,827	6.18%
Local Government Workers	12,792	6.68%
State Government Workers	4,763	2.49%
Federal Government Workers	2,583	1.35%
Self-Employed Workers	30,892	16.13%
Unpaid Family Workers	437	0.23%

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Pop-Facts: Demographic Snapshot (Part 2)	Redondo Beach, CA - PMA	
2017 Est. Civ. Employed Pop 16+ by Occupation	**191,462**	
Architect/Engineer	8,192	4.28%
Arts/Entertainment/Sports	7,731	4.04%
Building Grounds Maintenance	2,721	1.42%
Business/Financial Operations	13,921	7.27%
Community/Social Services	2,150	1.12%
Computer/Mathematical	7,686	4.01%
Construction/Extraction	4,749	2.48%
Education/Training/Library	11,245	5.87%
Farming/Fishing/Forestry	155	0.08%
Food Prep/Serving	8,171	4.27%
Healthcare Practitioner/Technician	11,513	6.01%
Healthcare Support	2,055	1.07%
Maintenance Repair	3,514	1.84%
Legal	4,389	2.29%
Life/Physical/Social Science	2,161	1.13%
Management	33,152	17.32%
Office/Admin. Support	21,925	11.45%
Production	5,710	2.98%
Protective Service	2,965	1.55%
Sales/Related	24,012	12.54%
Personal Care/Service	6,694	3.50%
Transportation/Moving	6,651	3.47%
2017 Est. Pop 16+ by Occupation Classification	**191,462**	
Blue Collar	20,624	10.77%
White Collar	148,077	77.34%
Service & Farm	22,761	11.89%
2017 Est. Workers Age 16+ by Transp. To Work	**186,085**	
Drove Alone	150,073	80.65%
Car Pooled	11,794	6.34%
Public Transportation	3,154	1.69%
Walked	3,431	1.84%
Bicycle	1,538	0.83%
Other Means	3,038	1.63%
Worked at Home	13,057	7.02%
2017 Est. Workers Age 16+ by Travel Time to Work*		
Less than 15 minutes	38,001	
15 to 29 Minutes	61,795	
30 to 44 Minutes	38,348	
45 to 59 Minutes	17,065	
60 or more Minutes	18,041	
2017 Est. Avg. Travel Time to Work in Minutes*	**30.93**	
2017 Est. Occupied Housing Units by Tenure	**147,753**	
Owner-Occupied	86,510	58.55%
Renter-Occupied	61,243	41.45%
2017 Occupied Housing Units: Avg. Length of Residence		
Owner-Occupied	19	
Renter-Occupied	7	

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Pop-Facts: Demographic Snapshot (Part 2)	Redondo Beach, CA - PMA	
2017 Est. Owner Occupied Housing Units by Value	**86,510**	
Value Less than $20,000	596	0.69%
Value $20,000 to $39,999	134	0.15%
Value $40,000 to $59,999	165	0.19%
Value $60,000 to $79,999	154	0.18%
Value $80,000 to $99,999	114	0.13%
Value $100,000 to $149,999	209	0.24%
Value $150,000 to $199,999	213	0.25%
Value $200,000 to $299,999	774	0.89%
Value $300,000 to $399,999	2,293	2.65%
Value $400,000 to $499,999	4,720	5.46%
Value $500,000 to $749,999	19,910	23.01%
Value $750,000 to $999,999	21,662	25.04%
Value $1,000,000 or more	35,566	41.11%
2017 Est. Median All Owner-Occupied Housing Unit Value	**$ 911,262**	
2017 Est. Housing Units by Units in Structure	**154,910**	
1 Unit Attached	13,509	8.72%
1 Unit Detached	86,848	56.06%
2 Units	4,369	2.82%
3 or 4 Units	9,109	5.88%
5 to 19 Units	15,427	9.96%
20 to 49 Units	10,795	6.97%
50 or More Units	13,396	8.65%
Mobile Home or Trailer	1,366	0.88%
Boat, RV, Van, etc.	91	0.06%
Dominant structure type	1 Unit Detac...	
2017 Est. Housing Units by Year Structure Built	**154,910**	
Housing Units Built 2010 or later	5,951	3.84%
Housing Units Built 2000 to 2009	8,288	5.35%
Housing Units Built 1990 to 1999	8,206	5.30%
Housing Units Built 1980 to 1989	15,595	10.07%
Housing Units Built 1970 to 1979	28,150	18.17%
Housing Units Built 1960 to 1969	33,172	21.41%
Housing Units Built 1950 to 1959	39,923	25.77%
Housing Units Built 1940 to 1949	9,660	6.24%
Housing Units Built 1939 or Earlier	5,965	3.85%
2017 Est. Median Year Structure Built	**1967**	
Dominant Year Structure Built	**1950 to 1959**	
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* This row intentionally left blank. No Total Category.		
**1939 will appear when at least half of the Housing Units in this reports area were built in 1939 or earlier.		

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Pop-Facts: Census Demographic Overview (Part 1)	Redondo Beach, CA - PMA	
Population		
2022 Projection	389,500	
2017 Estimate	376,394	
2010 Census	362,969	
2000 Census	349,545	
Growth 2017-2022	3.48%	
Growth 2010-2017	3.70%	
Growth 2000-2010	3.84%	
2010 Population by Single-Classification Race	**362,969**	
White Alone	232,324	64.01%
Black or African American Alone	10,676	2.94%
American Indian and Alaska Native Alone	1,329	0.37%
Asian Alone	78,022	21.50%
Native Hawaiian and Other Pacific Islander Alone	1,176	0.32%
Some Other Race Alone	20,433	5.63%
Two or More Races	19,009	5.24%
2010 Population By Ethnicity	**362,969**	
Not Hispanic or Latino	302,946	83.46%
Hispanic or Latino	60,023	16.54%
2010 Hispanic or Latino by Single-Classification Race	**60,023**	
White Alone	33,132	55.20%
Black or African American Alone	582	0.97%
American Indian and Alaska Native Alone	624	1.04%
Asian Alone	911	1.52%
Native Hawaiian and Other Pacific Islander Alone	111	0.18%
Some Other Race Alone	19,233	32.04%
Two or More Races	5,430	9.05%
2010 Population by Sex	**362,969**	
Male	179,141	49.35%
Female	183,828	50.65%
Male/Female Ratio	0.97	

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Pop-Facts: Census Demographic Overview (Part 1)	Redondo Beach, CA - PMA	
2010 Population by Age	**362,969**	
Age 0 to 4	19,346	5.33%
Age 5 to 9	21,724	5.99%
Age 10 to 14	23,519	6.48%
Age 15 to 17	15,212	4.19%
Age 18 to 20	10,606	2.92%
Age 21 to 24	14,029	3.87%
Age 25 to 34	44,993	12.40%
Age 35 to 44	55,097	15.18%
Age 45 to 54	62,235	17.15%
Age 55 to 64	44,164	12.17%
Age 65 to 74	26,818	7.39%
Age 75 to 84	17,943	4.94%
Age 85 and over	7,283	2.01%
Age 16 and over	293,331	80.81%
Age 18 and over	283,168	78.01%
Age 21 and over	272,562	75.09%
Age 65 and over	52,044	14.34%
2010 Median Age	**40.82**	

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Pop-Facts: Census Demographic Overview (Part 1)	Redondo Beach, CA - PMA	
2010 Male Population by Age	**179,141**	
Age 0 to 4	10,035	5.60%
Age 5 to 9	11,135	6.22%
Age 10 to 14	12,016	6.71%
Age 15 to 17	7,815	4.36%
Age 18 to 20	5,758	3.21%
Age 21 to 24	7,191	4.01%
Age 25 to 34	22,623	12.63%
Age 35 to 44	26,457	14.77%
Age 45 to 54	30,889	17.24%
Age 55 to 64	21,776	12.16%
Age 65 to 74	12,810	7.15%
Age 75 to 84	7,886	4.40%
Age 85 and over	2,750	1.54%
2010 Median Age, Male	**39.91**	
2010 Female Population by Age	**183,828**	
Age 0 to 4	9,311	5.07%
Age 5 to 9	10,589	5.76%
Age 10 to 14	11,503	6.26%
Age 15 to 17	7,397	4.02%
Age 18 to 20	4,848	2.64%
Age 21 to 24	6,838	3.72%
Age 25 to 34	22,370	12.17%
Age 35 to 44	28,640	15.58%
Age 45 to 54	31,346	17.05%
Age 55 to 64	22,388	12.18%
Age 65 to 74	14,008	7.62%
Age 75 to 84	10,057	5.47%
Age 85 and over	4,533	2.47%
2010 Median Age, Female	**41.65**	
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Pop-Facts: Census Demographic Overview (Part 2)	Redondo Beach, CA - PMA	
Households		
2022 Projection	152,890	
2017 Estimate	147,753	
2010 Census	142,659	
2000 Census	141,178	
Growth 2017-2022	3.48%	
Growth 2010-2017	3.57%	
Growth 2000-2010	1.05%	
2010 Households by Household Type	**142,659**	
Family Households	93,383	65.46%
Non-family Households	49,276	34.54%
2010 Group Quarters Population	**2,111**	
2010 Hispanic or Latino Households	**16,980**	**11.90%**
2010 Households by Household Size	**142,659**	
1-person	37,495	26.28%
2-person	46,292	32.45%
3-person	24,411	17.11%
4-person	22,011	15.43%
5-person	8,095	5.67%
6-person	2,758	1.93%
7-or-more-person	1,597	1.12%

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Pop-Facts: Census Demographic Overview (Part 2)	Redondo Beach, CA - PMA	
2010 Households by Type and Presence of Children	**142,659**	
Married-Couple Family, own children	33,923	23.78%
Male Householder, own children	2,476	1.74%
Female Householder, own children	6,111	4.28%
Married-Couple Family, no own children	40,072	28.09%
Male Householder, no own children	3,539	2.48%
Female Householder, no own children	7,262	5.09%
Non-family Households	49,276	34.54%
2010 Households by Presence of People Under Age 18	**142,659**	
HH with 1 or More People Under Age 18:	45,473	31.88%
Households with No People Under Age 18:	97,186	68.12%
HH with 1 or More People Under Age 18:	**45,473**	
Married-Couple Family	35,182	77.37%
Other Family, Male Householder	2,909	6.40%
Other Family, Female Householder	7,134	15.69%
Nonfamily, Male Householder	157	0.35%
Nonfamily, Female Householder	91	0.20%
Households with No People Under Age 18:	**97,186**	
Married-Couple Family	38,812	39.94%
Other Family, Male Householder	3,106	3.20%
Other Family, Female Householder	6,236	6.42%
Nonfamily, Male Householder	24,118	24.82%
Nonfamily, Female Householder	24,914	25.64%
2010 Occupied Housing Units by Tenure	**142,659**	
Owner-Occupied	83,706	58.68%
Renter-Occupied	58,953	41.32%

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Pop-Facts: Household Trend	Redondo Beach, CA - PMA					
	2000/2010 Census	%	2017 Estimate	%	2022 Projection	%
Universe Totals*						
Population	**362,969**		**376,394**		**389,500**	
Percent Change			3.70%		3.48%	
Households	**142,659**		**147,753**		**152,890**	
Percent Change			3.57%		3.48%	
Families	**93,383**		**96,554**		**99,825**	
Percent Change			3.40%		3.39%	
Housing Units	**149,641**		**154,910**		**160,149**	
Percent Change			3.52%		3.38%	
Group Quarters Population	**2,111**		**2,191**		**2,196**	
Percent Change			3.79%		0.23%	
Total Households by Income**	**141,175**		**147,753**		**152,890**	
Income Less than $15,000	10,635	7.53%	8,921	6.04%	8,175	5.35%
Income $15,000 to $24,999	9,590	6.79%	8,192	5.54%	7,723	5.05%
Income $25,000 to $34,999	11,078	7.85%	8,588	5.81%	8,248	5.39%
Income $35,000 to $49,999	18,212	12.90%	11,542	7.81%	11,155	7.30%
Income $50,000 to $74,999	27,138	19.22%	20,654	13.98%	19,653	12.85%
Income $75,000 to $99,999	19,952	14.13%	16,635	11.26%	16,816	11.00%
Income $100,000 to $124,999	14,610	10.35%	14,889	10.08%	15,079	9.86%
Income $125,000 to $149,999	8,723	6.18%	12,119	8.20%	12,916	8.45%
Income $150,000 to $199,999	9,543	6.76%	17,311	11.72%	18,360	12.01%
Income $200,000 to $249,999	4,621	3.27%	9,146	6.19%	11,209	7.33%
Income $250,000 to $499,999	4,421	3.13%	12,672	8.58%	14,510	9.49%
Income $500,000 or more	2,652	1.88%	7,084	4.79%	9,046	5.92%
Average Household Income	**$ 95,062**		**$ 138,805**		**$ 150,004**	
Median Household Income	**$ 69,412**		**$ 99,015**		**$ 107,751**	
Median HH Income by Single-Class. Race**						
White Alone	$ 72,260		$ 104,325		$ 114,190	
Black or African American Alone	$ 47,586		$ 71,107		$ 75,799	
American Indian and Alaska Native Alone	$ 59,487		$ 58,234		$ 63,669	
Asian Alone	$ 70,334		$ 103,574		$ 112,112	
Native Hawaiian and Other Pacific Islander Alone	$ 69,271		$ 72,089		$ 85,278	
Some Other Race Alone	$ 43,992		$ 53,108		$ 59,185	
Two or More Races	$ 56,561		$ 95,518		$ 102,850	
Hispanic or Latino	$ 49,267		$ 70,017		$ 75,466	
Not Hispanic or Latino	$ 71,826		$ 105,047		$ 114,350	

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Pop-Facts: Household Trend	Redondo Beach, CA - PMA					
	2000/2010 Census	%	2017 Estimate	%	2022 Projection	%
Housholds by Household Type and Size*						
Non-family Households	**49,276**		**51,199**		**53,065**	
1-person	37,495	76.09%	39,108	76.38%	40,657	76.62%
2-person	9,436	19.15%	9,638	18.82%	9,883	18.62%
3-person	1,657	3.36%	1,741	3.40%	1,807	3.41%
4-person	486	0.99%	501	0.98%	501	0.94%
5-person	132	0.27%	139	0.27%	142	0.27%
6-person	43	0.09%	45	0.09%	48	0.09%
7-or-more-person	26	0.05%	27	0.05%	27	0.05%
Family Households	**93,383**		**96,554**		**99,825**	
2-person	36,856	39.47%	37,873	39.22%	39,063	39.13%
3-person	22,754	24.37%	23,648	24.49%	24,504	24.55%
4-person	21,525	23.05%	22,024	22.81%	22,685	22.72%
5-person	7,963	8.53%	8,467	8.77%	8,844	8.86%
6-person	2,715	2.91%	2,907	3.01%	3,046	3.05%
7-or-more-person	1,571	1.68%	1,635	1.69%	1,683	1.69%

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*Census column is 2010 Data.

**Census column is 2000 Data.

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Pop-Facts: Demographic Trend	Redondo Beach, CA - PMA					
	2000/2010 Census	%	2017 Estimate	%	2022 Projection	%
Population by Age*	**362,969**		**376,394**		**389,500**	
Age 0 to 4	19,346	5.33%	18,705	4.97%	18,728	4.81%
Age 5 to 9	21,724	5.99%	19,692	5.23%	19,701	5.06%
Age 10 to 14	23,519	6.48%	21,386	5.68%	20,574	5.28%
Age 15 to 17	15,212	4.19%	13,831	3.67%	13,824	3.55%
Age 18 to 20	10,606	2.92%	12,940	3.44%	12,890	3.31%
Age 21 to 24	14,029	3.87%	18,394	4.89%	18,178	4.67%
Age 25 to 34	21,226	6.69%	17,707	5.72%	21,226	6.69%
Age 35 to 44	55,097	15.18%	48,149	12.79%	47,173	12.11%
Age 45 to 54	62,235	17.15%	59,087	15.70%	54,215	13.92%
Age 55 to 64	44,164	12.17%	54,822	14.57%	60,790	15.61%
Age 65 to 74	26,818	7.39%	35,963	9.55%	44,272	11.37%
Age 75 to 84	17,943	4.94%	19,859	5.28%	23,038	5.91%
Age 85 and over	7,283	2.01%	8,541	2.27%	8,655	2.22%
Age 16 and over	293,331	80.81%	312,066	82.91%	325,948	83.68%
Age 18 and over	283,168	78.01%	302,780	80.44%	316,673	81.30%
Age 21 and over	272,562	75.09%	289,840	77.00%	303,783	77.99%
Age 65 and over	52,044	14.34%	64,363	17.10%	75,965	19.50%
Median Age	**40.82**		**42.94**		**44.20**	
Population by Sex*	**362,969**		**376,394**		**389,500**	
Male	179,141	49.35%	185,316	49.23%	191,558	49.18%
Female	183,828	50.65%	191,078	50.77%	197,942	50.82%

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Pop-Facts: Demographic Trend	Redondo Beach, CA - PMA					
	2000/2010 Census	%	2017 Estimate	%	2022 Projection	%
Pop. by Single-Classification Race by Hispanic/Latino*						
Hispanic or Latino:	**60,023**		**66,663**		**72,090**	
White Alone	33,132	55.20%	35,267	52.90%	37,050	51.39%
Black or African American Alone	582	0.97%	666	1.00%	719	1.00%
American Indian and Alaska Native Alone	624	1.04%	722	1.08%	784	1.09%
Asian Alone	911	1.52%	995	1.49%	1,047	1.45%
Native Hawaiian and Other Pacific Islander Alone	111	0.18%	120	0.18%	123	0.17%
Some Other Race Alone	19,233	32.04%	22,436	33.66%	25,117	34.84%
Two or More Races	5,430	9.05%	6,457	9.69%	7,250	10.06%
Not Hispanic or Latino	**302,946**		**309,731**		**317,410**	
White Alone	199,192	65.75%	191,712	61.90%	187,289	59.01%
Black or African American Alone	10,094	3.33%	11,191	3.61%	12,084	3.81%
American Indian and Alaska Native Alone	705	0.23%	747	0.24%	779	0.25%
Asian Alone	77,111	25.45%	86,019	27.77%	93,577	29.48%
Native Hawaiian and Other Pacific Islander Alone	1,065	0.35%	1,174	0.38%	1,269	0.40%
Some Other Race Alone	1,200	0.40%	1,181	0.38%	1,186	0.37%
Two or More Races	13,579	4.48%	17,707	5.72%	21,226	6.69%
Households by Age of Householder*	**142,659**		**147,753**		**152,890**	
Age Under 25	2,585	1.81%	2,895	1.96%	2,998	1.96%
Age 25 to 34	18,385	12.89%	16,715	11.31%	15,911	10.41%
Age 35 to 44	28,273	19.82%	24,539	16.61%	23,707	15.51%
Age 45 to 54	34,848	24.43%	32,555	22.03%	29,720	19.44%
Age 55 to 64	25,621	17.96%	31,114	21.06%	34,082	22.29%
Age 65 to 74	16,311	11.43%	21,519	14.56%	26,144	17.10%
Age 75 to 84	11,632	8.15%	12,661	8.57%	14,546	9.51%
Age 85 and over	5,004	3.51%	5,755	3.90%	5,782	3.78%
Median Age of Householder	**51.34**		**54.13**		**56.21**	
Households by Household Income**	**141,175**		**147,753**		**152,890**	
Income Less than $15,000	10,635	7.53%	8,921	6.04%	8,175	5.35%
Income $15,000 to $24,999	9,590	6.79%	8,192	5.54%	7,723	5.05%
Income $25,000 to $34,999	11,078	7.85%	8,588	5.81%	8,248	5.39%
Income $35,000 to $49,999	18,212	12.90%	11,542	7.81%	11,155	7.30%
Income $50,000 to $74,999	27,138	19.22%	20,654	13.98%	19,653	12.85%
Income $75,000 to $99,999	19,952	14.13%	16,635	11.26%	16,816	11.00%
Income $100,000 to $124,999	14,610	10.35%	14,889	10.08%	15,079	9.86%
Income $125,000 to $149,999	8,723	6.18%	12,119	8.20%	12,916	8.45%
Income $150,000 to $199,999	9,543	6.76%	17,311	11.72%	18,360	12.01%
Income $200,000 to $249,999	4,621	3.27%	9,146	6.19%	11,209	7.33%
Income $250,000 to $499,999	4,421	3.13%	12,672	8.58%	14,510	9.49%
Income $500,000 or more	2,652	1.88%	7,084	4.79%	9,046	5.92%
Average Household Income	**$ 95,062**		**$ 138,805**		**$ 150,004**	
Median Household Income	**$ 69,412**		**$ 99,015**		**$ 107,751**	
Median HH Inc. by Single Classification Race**						
White Alone	$ 72,260		$ 104,325		$ 114,190	
Black or African American Alone	$ 47,586		$ 71,107		$ 75,799	
American Indian and Alaska Native Alone	$ 59,487		$ 58,234		$ 63,669	
Asian Alone	$ 70,334		$ 103,574		$ 112,112	
Native Hawaiian and Other Pacific Islander Alone	$ 69,271		$ 72,089		$ 85,278	
Some Other Race Alone	$ 43,992		$ 53,108		$ 59,185	

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Pop-Facts: Demographic Trend	Redondo Beach, CA - PMA					
	2000/2010 Census	%	2017 Estimate	%	2022 Projection	%
Two or More Races	$ 56,561		$ 95,518		$ 102,850	
Hispanic or Latino	$ 49,267		$ 70,017		$ 75,466	
Not Hispanic or Latino	$ 71,826		$ 105,047		$ 114,350	

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*Census column is 2010 Data.

**Census column is 2000 Data.

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Pop-Facts: Household Income by Age of Householder	Redondo Beach, CA - PMA								
	Age 15-24	Age 25-34	Age 35-44	Age 45-54	Age 55-64	Age 65-74	Age 75-84	Age 85+	Total
2000 Census Age/Income Household Totals	**3,375**	**25,168**	**36,167**	**29,616**	**19,550**	**15,213**	**9,660**	**2,426**	**141,175**
% Of Total Households	2.39%	17.83%	25.62%	20.98%	13.85%	10.78%	6.84%	1.72%	100.00%
Income Less than $15,000	**715**	**1,419**	**1,669**	**1,558**	**1,194**	**1,751**	**1,697**	**632**	**10,635**
% Across Age Ranges	6.72%	13.34%	15.69%	14.65%	11.23%	16.46%	15.96%	5.94%	100.00%
% Within Age Ranges	21.19%	5.64%	4.61%	5.26%	6.11%	11.51%	17.57%	26.05%	7.53%
Income $15,000 to $24,999	**486**	**1,519**	**1,715**	**1,280**	**1,051**	**1,586**	**1,525**	**428**	**9,590**
% Across Age Ranges	5.07%	15.84%	17.88%	13.35%	10.96%	100.00%	17.27%	9.66%	100.00%
% Within Age Ranges	14.40%	6.04%	4.74%	4.32%	5.38%	10.43%	15.79%	17.64%	6.79%
Income $25,000 to $34,999	**436**	**2,256**	**2,210**	**1,859**	**1,178**	**1,562**	**1,276**	**301**	**11,078**
% Across Age Ranges	3.94%	20.36%	19.95%	16.78%	10.63%	14.10%	11.52%	2.72%	100.00%
% Within Age Ranges	12.92%	8.96%	6.11%	6.28%	6.03%	10.27%	13.21%	12.41%	7.85%
Income $35,000 to $49,999	**557**	**3,973**	**4,278**	**3,117**	**2,044**	**2,452**	**1,474**	**317**	**18,212**
% Across Age Ranges	3.06%	21.82%	23.49%	17.12%	11.22%	13.46%	8.09%	1.74%	100.00%
% Within Age Ranges	16.50%	15.79%	11.83%	10.52%	10.46%	16.12%	15.26%	13.07%	12.90%
Income $50,000 to $74,999	**726**	**5,952**	**6,996**	**5,381**	**3,453**	**2,742**	**1,563**	**325**	**27,138**
% Across Age Ranges	2.68%	21.93%	25.78%	19.83%	12.72%	10.10%	5.76%	1.20%	100.00%
% Within Age Ranges	21.51%	23.65%	19.34%	18.17%	17.66%	18.02%	16.18%	13.40%	19.22%
Income $75,000 to $99,999	**205**	**3,710**	**6,151**	**4,243**	**2,823**	**1,757**	**897**	**166**	**19,952**
Income $75,000 to $99,999	1.03%	18.59%	30.83%	21.27%	14.15%	8.81%	4.50%	0.83%	100.00%
% Within Age Ranges	6.07%	14.74%	17.01%	14.33%	14.44%	11.55%	9.29%	6.84%	14.13%
Income $100,000 to $124,999	**155**	**2,447**	**4,396**	**3,589**	**2,352**	**1,217**	**387**	**67**	**14,610**
% Across Age Ranges	1.06%	16.75%	30.09%	24.57%	16.10%	8.33%	2.65%	0.46%	100.00%
% Within Age Ranges	4.59%	9.72%	12.15%	12.12%	12.03%	8.00%	4.01%	2.76%	10.35%
Income $125,000 to $149,999	**50**	**1,473**	**2,434**	**2,260**	**1,562**	**629**	**245**	**70**	**8,723**
% Across Age Ranges	0.57%	16.89%	27.90%	25.91%	17.91%	7.21%	2.81%	0.80%	100.00%
% Within Age Ranges	1.48%	5.85%	6.73%	7.63%	7.99%	4.13%	2.54%	2.89%	6.18%
Income $150,000 to $199,999	**29**	**1,276**	**2,804**	**2,817**	**1,657**	**627**	**270**	**63**	**9,543**
% Across Age Ranges	0.30%	13.37%	29.38%	29.52%	17.36%	6.57%	2.83%	0.66%	100.00%
% Within Age Ranges	0.86%	5.07%	7.75%	9.51%	8.48%	4.12%	2.80%	2.60%	6.76%
Income $200,000 or more	**16**	**1,143**	**3,514**	**3,512**	**2,236**	**890**	**326**	**57**	**11,694**
% Across Age Ranges	0.14%	9.77%	30.05%	30.03%	19.12%	7.61%	2.79%	0.49%	100.00%
% Within Age Ranges	0.47%	4.54%	9.72%	11.86%	11.44%	5.85%	3.37%	2.35%	8.28%
Median Household Income*	**$ 36,360**	**$ 64,352**	**$ 79,940**	**$ 84,504**	**$ 82,572**	**$ 52,330**	**$ 38,379**	**$ 30,083**	**$ 69,412**

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Pop-Facts: Household Income by Age of Householder	Redondo Beach, CA - PMA								
	Age 15-24	Age 25-34	Age 35-44	Age 45-54	Age 55-64	Age 65-74	Age 75-84	Age 85+	Total
2017 Estimate Age/Income Household Totals	**2,895**	**16,715**	**24,539**	**32,555**	**31,114**	**21,519**	**12,661**	**5,755**	**147,753**
% Of Total Households	1.96%	11.31%	16.61%	22.03%	21.06%	14.56%	8.57%	3.90%	100.00%
Income Less than $15,000	**433**	**925**	**807**	**1,161**	**1,596**	**1,280**	**1,526**	**1,193**	**8,921**
% Across Age Ranges	4.85%	10.37%	9.05%	13.01%	17.89%	14.35%	17.11%	13.37%	100.00%
% Within Age Ranges	14.96%	5.53%	3.29%	3.57%	5.13%	5.95%	12.05%	20.73%	6.04%
Income $15,000 to $24,999	**235**	**719**	**650**	**982**	**1,389**	**1,352**	**1,748**	**1,117**	**8,192**
% Across Age Ranges	2.87%	8.78%	7.93%	11.99%	16.96%	16.50%	21.34%	13.64%	100.00%
% Within Age Ranges	8.12%	4.30%	2.65%	3.02%	4.46%	6.28%	13.81%	19.41%	5.54%
Income $25,000 to $34,999	**397**	**912**	**861**	**1,177**	**1,418**	**1,510**	**1,483**	**830**	**8,588**
% Across Age Ranges	4.62%	10.62%	10.03%	13.71%	16.51%	17.58%	17.27%	9.66%	100.00%
% Within Age Ranges	13.71%	5.46%	3.51%	3.62%	4.56%	7.02%	11.71%	14.42%	5.81%
Income $35,000 to $49,999	**337**	**1,583**	**1,565**	**1,690**	**2,019**	**2,058**	**1,631**	**659**	**11,542**
% Across Age Ranges	2.92%	13.72%	13.56%	14.64%	17.49%	17.83%	14.13%	5.71%	100.00%
% Within Age Ranges	11.64%	9.47%	6.38%	5.19%	6.49%	9.56%	12.88%	11.45%	7.81%
Income $50,000 to $74,999	**651**	**2,895**	**3,069**	**3,804**	**4,005**	**3,551**	**1,956**	**723**	**20,654**
% Across Age Ranges	3.15%	14.02%	14.86%	18.42%	19.39%	17.19%	9.47%	3.50%	100.00%
% Within Age Ranges	22.49%	17.32%	12.51%	11.68%	12.87%	16.50%	15.45%	12.56%	13.98%
Income $75,000 to $99,999	**382**	**2,350**	**2,900**	**3,622**	**3,534**	**2,365**	**1,121**	**361**	**16,635**
% Across Age Ranges	2.30%	14.13%	17.43%	21.77%	21.24%	14.22%	6.74%	2.17%	100.00%
% Within Age Ranges	13.20%	14.06%	11.82%	11.13%	11.36%	10.99%	8.85%	6.27%	11.26%
Income $100,000 to $124,999	**181**	**1,882**	**2,920**	**3,531**	**3,073**	**2,228**	**737**	**337**	**14,889**
% Across Age Ranges	1.22%	12.64%	19.61%	23.72%	20.64%	14.96%	4.95%	2.26%	100.00%
% Within Age Ranges	6.25%	11.26%	11.90%	10.85%	9.88%	10.35%	5.82%	5.86%	10.08%
Income $125,000 to $149,999	**128**	**1,484**	**2,330**	**2,959**	**2,649**	**1,666**	**658**	**245**	**12,119**
% Across Age Ranges	1.06%	12.25%	19.23%	24.42%	21.86%	13.75%	5.43%	2.02%	100.00%
% Within Age Ranges	4.42%	8.88%	9.50%	9.09%	8.51%	7.74%	5.20%	4.26%	8.20%
Income $150,000 to $199,999	**132**	**1,773**	**3,732**	**4,649**	**3,907**	**2,185**	**788**	**145**	**17,311**
% Across Age Ranges	0.76%	10.24%	21.56%	26.86%	22.57%	12.62%	4.55%	0.84%	100.00%
% Within Age Ranges	4.56%	10.61%	15.21%	14.28%	12.56%	10.15%	6.22%	2.52%	11.72%
Income $200,000 or more	**19**	**2,192**	**5,705**	**8,980**	**7,524**	**3,324**	**1,013**	**145**	**28,902**
% Across Age Ranges	0.07%	7.58%	19.74%	31.07%	26.03%	11.50%	3.50%	0.50%	100.00%
% Within Age Ranges	0.66%	13.11%	23.25%	27.58%	24.18%	15.45%	8.00%	2.52%	19.56%
Median Household Income*	**$ 51,747**	**$ 89,080**	**$ 120,698**	**$ 127,623**	**$ 112,984**	**$ 85,661**	**$ 49,471**	**$ 31,837**	**$ 99,015**

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Pop-Facts: Household Income by Age of Householder	Redondo Beach, CA - PMA								
	Age 15-24	Age 25-34	Age 35-44	Age 45-54	Age 55-64	Age 65-74	Age 75-84	Age 85+	Total
2022 Projection Age/Income Household Totals	**2,998**	**15,911**	**23,707**	**29,720**	**34,082**	**26,144**	**14,546**	**5,782**	**152,890**
% Of Total Households	1.96%	10.41%	15.51%	19.44%	22.29%	17.10%	9.51%	3.78%	100.00%
Income Less than $15,000	**413**	**761**	**628**	**877**	**1,450**	**1,349**	**1,589**	**1,108**	**8,175**
% Across Age Ranges	5.05%	9.31%	7.68%	10.73%	17.74%	16.50%	19.44%	13.55%	100.00%
% Within Age Ranges	13.78%	4.78%	2.65%	2.95%	4.25%	5.16%	10.92%	19.16%	5.35%
Income $15,000 to $24,999	**225**	**570**	**540**	**749**	**1,276**	**1,431**	**1,854**	**1,078**	**7,723**
% Across Age Ranges	2.91%	7.38%	6.99%	9.70%	16.52%	18.53%	24.01%	13.96%	100.00%
% Within Age Ranges	7.51%	3.58%	2.28%	2.52%	3.74%	5.47%	12.75%	18.64%	5.05%
Income $25,000 to $34,999	**380**	**802**	**718**	**926**	**1,374**	**1,634**	**1,601**	**813**	**8,248**
% Across Age Ranges	4.61%	9.72%	8.71%	11.23%	16.66%	19.81%	19.41%	9.86%	100.00%
% Within Age Ranges	12.68%	5.04%	3.03%	3.12%	4.03%	6.25%	11.01%	14.06%	5.39%
Income $35,000 to $49,999	**322**	**1,378**	**1,369**	**1,374**	**1,985**	**2,279**	**1,791**	**657**	**11,155**
% Across Age Ranges	2.89%	12.35%	12.27%	12.32%	17.79%	20.43%	16.06%	5.89%	100.00%
% Within Age Ranges	10.74%	8.66%	5.77%	4.62%	5.82%	8.72%	12.31%	11.36%	7.30%
Income $50,000 to $74,999	**694**	**2,503**	**2,619**	**3,097**	**3,907**	**3,953**	**2,149**	**731**	**19,653**
% Across Age Ranges	3.53%	12.74%	13.33%	15.76%	19.88%	20.11%	10.93%	3.72%	100.00%
% Within Age Ranges	23.15%	15.73%	11.05%	10.42%	11.46%	15.12%	14.77%	12.64%	12.85%
Income $75,000 to $99,999	**434**	**2,190**	**2,689**	**3,154**	**3,735**	**2,880**	**1,350**	**384**	**16,816**
% Across Age Ranges	2.58%	13.02%	15.99%	18.76%	22.21%	17.13%	8.03%	2.28%	100.00%
% Within Age Ranges	14.48%	13.76%	11.34%	10.61%	10.96%	11.02%	9.28%	6.64%	11.00%
Income $100,000 to $124,999	**184**	**1,805**	**2,688**	**3,077**	**3,292**	**2,754**	**906**	**373**	**15,079**
% Across Age Ranges	1.22%	11.97%	17.83%	20.41%	21.83%	18.26%	6.01%	2.47%	100.00%
% Within Age Ranges	6.14%	11.34%	11.34%	10.35%	9.66%	10.53%	6.23%	6.45%	9.86%
Income $125,000 to $149,999	**159**	**1,498**	**2,251**	**2,776**	**2,977**	**2,148**	**827**	**280**	**12,916**
% Across Age Ranges	1.23%	11.60%	17.43%	21.49%	23.05%	16.63%	6.40%	2.17%	100.00%
% Within Age Ranges	5.30%	9.41%	9.50%	9.34%	8.73%	8.22%	5.69%	4.84%	8.45%
Income $150,000 to $199,999	**150**	**1,780**	**3,686**	**4,315**	**4,405**	**2,855**	**1,002**	**167**	**18,360**
% Across Age Ranges	0.82%	9.69%	20.08%	23.50%	23.99%	15.55%	5.46%	0.91%	100.00%
% Within Age Ranges	5.00%	11.19%	15.55%	14.52%	12.92%	10.92%	6.89%	2.89%	12.01%
Income $200,000 or more	**37**	**2,624**	**6,519**	**9,375**	**9,681**	**4,861**	**1,477**	**191**	**34,765**
% Across Age Ranges	0.11%	7.55%	18.75%	26.97%	27.85%	13.98%	4.25%	0.55%	100.00%
% Within Age Ranges	1.23%	16.49%	27.50%	31.54%	28.41%	18.59%	10.15%	3.30%	22.74%
Median Household Income*	**$ 55,728**	**$ 97,163**	**$ 131,691**	**$ 139,463**	**$ 125,185**	**$ 96,059**	**$ 55,095**	**$ 33,672**	**$ 107,751**

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Population by Age and Race Trend	Redondo Beach, CA - PMA								
	Total Population	%	White Alone	Black or Af. American Alone	Amer. Indian or AL Native Alone	Asian Alone	Nat. Hawaii or Pac. Isl. Alone	Some Other Race Alone	Two or More Races
Population									
2022 Projection	389,500		224,339	12,803	1,563	94,624	1,392	26,303	28,476
2017 Estimate	376,394		226,979	11,857	1,469	87,014	1,294	23,617	24,164
2010 Census	362,969		232,324	10,676	1,329	78,022	1,176	20,433	19,009
2000 Census	349,545		241,285	9,710	1,369	63,067	1,101	18,095	14,918
Growth 2017 - 2022	3.48%		-1.16%	7.98%	6.40%	8.75%	7.57%	11.37%	17.84%
Growth 2010 - 2017	3.70%		-2.30%	11.06%	10.53%	11.52%	10.03%	15.58%	27.12%
Growth 2000 - 2010	3.84%		-3.71%	9.95%	-2.92%	23.71%	6.81%	12.92%	27.42%
2010 Census Population by Age	**362,969**		**232,324**	**10,676**	**1,329**	**78,022**	**1,176**	**20,433**	**19,009**
Age 0 to 4	19,346	5.33%	10,634	579	73	3,888	74	1,435	2,661
Age 5 to 9	21,724	5.99%	12,233	609	73	4,561	73	1,505	2,667
Age 10 to 14	23,519	6.48%	13,144	834	68	5,088	85	1,681	2,621
Age 15 to 17	15,212	4.19%	8,569	548	66	3,374	72	1,085	1,501
Age 18 to 20	10,606	2.92%	6,110	394	53	2,024	55	1,067	905
Age 21 to 24	14,029	3.87%	8,351	535	68	2,645	68	1,345	1,015
Age 25 to 34	44,993	12.40%	27,189	1,507	184	9,906	167	3,736	2,298
Age 35 to 44	55,097	15.18%	33,302	1,758	208	14,013	191	3,604	2,015
Age 45 to 54	62,235	17.15%	41,091	1,885	252	14,323	204	2,788	1,694
Age 55 to 64	44,164	12.17%	31,364	1,146	152	9,193	102	1,302	904
Age 65 to 74	26,818	7.39%	20,016	580	84	5,187	56	502	397
Age 75 to 84	17,943	4.94%	14,269	213	38	2,872	24	288	245
Age 85 and over	7,283	2.01%	6,052	88	10	948	5	95	86
Age 18 and over	283,168	78.01%	187,744	8,106	1,049	61,111	872	14,727	9,559
Age 21 and over	272,562	75.09%	181,634	7,712	996	59,087	817	13,660	8,654
Age 65 and over	52,044	14.34%	40,337	881	132	9,007	85	885	728
Median Age	**40.82**		**43.99**	**36.89**	**38.82**	**40.37**	**34.64**	**30.62**	**18.18**

MDS Research Company, Inc.

Population by Age and Race Trend	Redondo Beach, CA - PMA								
	Total Population	%	White Alone	Black or Af. American Alone	Amer. Indian or AL Native Alone	Asian Alone	Nat. Hawaii or Pac. Isl. Alone	Some Other Race Alone	Two or More Races
2017 Estimated Population by Age	**376,394**		**226,979**	**11,857**	**1,469**	**87,014**	**1,294**	**23,617**	**24,164**
Age 0 to 4	18,705	4.97%	9,261	563	78	3,989	76	1,525	3,206
Age 5 to 9	19,692	5.23%	10,044	605	66	4,239	71	1,628	3,038
Age 10 to 14	21,386	5.68%	10,996	811	63	4,646	99	1,740	3,033
Age 15 to 17	13,831	3.67%	7,317	468	58	3,008	58	1,124	1,657
Age 18 to 20	12,940	3.44%	7,025	473	69	2,854	65	1,122	1,454
Age 21 to 24	18,394	4.89%	10,125	613	77	4,029	86	1,757	1,723
Age 25 to 34	45,025	11.96%	24,456	1,681	207	11,208	174	4,310	2,980
Age 35 to 44	48,149	12.79%	27,028	1,765	196	12,837	200	3,844	2,272
Age 45 to 54	59,087	15.70%	36,571	2,018	280	14,618	216	3,265	2,116
Age 55 to 64	54,822	14.57%	36,404	1,592	204	13,067	136	1,944	1,490
Age 65 to 74	35,963	9.55%	25,686	893	117	7,642	77	848	719
Age 75 to 84	19,859	5.28%	15,229	256	37	3,576	30	381	350
Age 85 and over	8,541	2.27%	6,837	119	17	1,301	6	129	126
Age 18 and over	302,780	80.44%	189,361	9,410	1,204	71,132	990	17,600	13,230
Age 21 and over	289,840	77.00%	182,336	8,937	1,135	68,278	925	16,478	11,776
Age 65 and over	64,363	17.10%	47,752	1,268	171	12,519	113	1,358	1,195
Median Age	**42.94**		**46.98**	**39.05**	**40.94**	**42.43**	**35.90**	**31.76**	**20.37**
Average Age	**41.80**		**44.80**	**38.59**	**39.77**	**41.30**	**36.08**	**33.05**	**25.93**

MDS Research Company, Inc.

Population by Age and Race Trend	Redondo Beach, CA - PMA								
	Total Population	%	White Alone	Black or Af. American Alone	Amer. Indian or AL Native Alone	Asian Alone	Nat. Hawaii or Pac. Isl. Alone	Some Other Race Alone	Two or More Races
2022 Projected Population by Age	**389,500**		**224,339**	**12,803**	**1,563**	**94,624**	**1,392**	**26,303**	**28,476**
Age 0 to 4	18,728	4.81%	8,622	557	80	4,112	80	1,595	3,679
Age 5 to 9	19,701	5.06%	9,363	601	75	4,388	68	1,722	3,491
Age 10 to 14	20,574	5.28%	9,831	845	77	4,480	93	1,888	3,358
Age 15 to 17	13,824	3.55%	6,968	500	67	2,995	66	1,209	1,922
Age 18 to 20	12,890	3.31%	6,653	442	64	2,847	75	1,214	1,700
Age 21 to 24	18,178	4.67%	9,588	597	83	4,080	78	1,762	1,974
Age 25 to 34	47,462	12.19%	23,691	1,821	222	13,081	199	4,736	3,717
Age 35 to 44	47,173	12.11%	24,993	1,839	199	13,031	200	4,291	2,615
Age 45 to 54	54,215	13.92%	31,740	2,044	276	14,022	229	3,595	2,301
Age 55 to 64	60,790	15.61%	38,646	1,899	210	15,482	157	2,434	1,965
Age 65 to 74	44,272	11.37%	30,386	1,189	132	10,194	98	1,190	1,094
Age 75 to 84	23,038	5.91%	17,122	328	56	4,460	39	520	510
Age 85 and over	8,655	2.22%	6,736	141	22	1,452	10	147	150
Age 18 and over	316,673	81.30%	189,555	10,300	1,264	78,649	1,085	19,889	16,026
Age 21 and over	303,783	77.99%	182,902	9,858	1,200	75,802	1,010	18,675	14,326
Age 65 and over	75,965	19.50%	54,244	1,658	210	16,106	147	1,857	1,754
Median Age	**44.20**		**48.93**	**40.65**	**40.70**	**43.69**	**36.85**	**32.94**	**21.18**
Average Age	**42.89**		**46.28**	**40.05**	**40.03**	**42.64**	**37.33**	**34.20**	**26.84**

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MDS Research Company, Inc.

Population by Age and Sex Trend	Redondo Beach, CA - PMA					
	2010 Census	%	2017 Estimate	%	2022 Projection	%
Population	**362,969**		**376,394**		**389,500**	
Percent Growth (2000-2022)*	3.84%		3.70%		3.48%	
Total Population by Age	**362,969**		**376,394**		**389,500**	
Age 0 to 4	19,346	5.33%	18,705	4.97%	18,728	4.81%
Age 5 to 9	21,724	5.99%	19,692	5.23%	19,701	5.06%
Age 10 to 14	23,519	6.48%	21,386	5.68%	20,574	5.28%
Age 15 to 17	15,212	4.19%	13,831	3.67%	13,824	3.55%
Age 18 to 20	10,606	2.92%	12,940	3.44%	12,890	3.31%
Age 21 to 24	14,029	3.87%	18,394	4.89%	18,178	4.67%
Age 25 to 34	44,993	12.40%	45,025	11.96%	47,462	12.19%
Age 35 to 44	55,097	15.18%	48,149	12.79%	47,173	12.11%
Age 45 to 54	62,235	17.15%	59,087	15.70%	54,215	13.92%
Age 55 to 64	44,164	12.17%	54,822	14.57%	60,790	15.61%
Age 65 to 74	26,818	7.39%	35,963	9.55%	44,272	11.37%
Age 75 to 84	17,943	4.94%	19,859	5.28%	23,038	5.91%
Age 85 and over	7,283	2.01%	8,541	2.27%	8,655	2.22%
Age 16 and over	293,331	80.81%	312,066	82.91%	325,948	83.68%
Age 18 and over	283,168	78.01%	302,780	80.44%	316,673	81.30%
Age 21 and over	272,562	75.09%	289,840	77.00%	303,783	77.99%
Age 65 and over	52,044	14.34%	64,363	17.10%	75,965	19.50%
Median Age	**40.82**		**42.94**		**44.20**	

MDS Research Company, Inc.

Population by Age and Sex Trend	Redondo Beach, CA - PMA					
	2010 Census	%	2017 Estimate	%	2022 Projection	%
Male Population by Age	**179,141**		**185,316**		**191,558**	
Age 0 to 4	10,035	5.60%	9,566	5.16%	9,574	5.00%
Age 5 to 9	11,135	6.22%	10,154	5.48%	10,069	5.26%
Age 10 to 14	12,016	6.71%	10,997	5.93%	10,600	5.53%
Age 15 to 17	7,815	4.36%	7,033	3.80%	7,081	3.70%
Age 18 to 20	5,758	3.21%	6,674	3.60%	6,662	3.48%
Age 21 to 24	7,191	4.01%	9,424	5.09%	9,265	4.84%
Age 25 to 34	22,623	12.63%	23,142	12.49%	24,440	12.76%
Age 35 to 44	26,457	14.77%	23,556	12.71%	23,673	12.36%
Age 45 to 54	30,889	17.24%	28,410	15.33%	25,786	13.46%
Age 55 to64	21,776	12.16%	27,027	14.58%	29,552	15.43%
Age 65 to 74	12,810	7.15%	17,182	9.27%	21,222	11.08%
Age 75 to 84	7,886	4.40%	8,904	4.80%	10,380	5.42%
Age 85 and over	2,750	1.54%	3,247	1.75%	3,254	1.70%
Age 16 and over	143,327	80.01%	152,284	82.18%	158,990	83.00%
Age 18 and over	138,140	77.11%	147,566	79.63%	154,234	80.52%
Age 21 and over	132,382	73.90%	140,892	76.03%	147,572	77.04%
Age 65 and over	23,446	13.09%	29,333	15.83%	34,856	18.20%
Median Age	**39.91**		**41.65**		**42.64**	
Female Population by Age	**183,828**		**191,078**		**197,942**	
Age 0 to 4	9,311	5.07%	9,139	4.78%	9,154	4.62%
Age 5 to 9	10,589	5.76%	9,538	4.99%	9,632	4.87%
Age 10 to 14	11,503	6.26%	10,389	5.44%	9,974	5.04%
Age 15 to 17	7,397	4.02%	6,798	3.56%	6,743	3.41%
Age 18 to 20	4,848	2.64%	6,266	3.28%	6,228	3.15%
Age 21 to 24	6,838	3.72%	8,970	4.69%	8,913	4.50%
Age 25 to 34	22,370	12.17%	21,883	11.45%	23,022	11.63%
Age 35 to 44	28,640	15.58%	24,593	12.87%	23,500	11.87%
Age 45 to 54	31,346	17.05%	30,677	16.05%	28,429	14.36%
Age 55 to 64	22,388	12.18%	27,795	14.55%	31,238	15.78%
Age 65 to 74	14,008	7.62%	18,781	9.83%	23,050	11.64%
Age 75 to 84	10,057	5.47%	10,955	5.73%	12,658	6.39%
Age 85 and over	4,533	2.47%	5,294	2.77%	5,401	2.73%
Age 16 and over	150,004	81.60%	159,782	83.62%	166,958	84.35%
Age 18 and over	145,028	78.89%	155,214	81.23%	162,439	82.06%
Age 21 and over	140,180	76.26%	148,948	77.95%	156,211	78.92%
Age 65 and over	28,598	15.56%	35,030	18.33%	41,109	20.77%
Median Age	**41.65**		**44.17**		**45.63**	

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*Percent growth figures are as follows: 2010 (2000-2010), 2017 (2010-2017), and 2022 (2017-2022).

MDS Research Company, Inc.

Pop-Facts: 2010 Census Estimate Population by Age, Race and Sex	Redondo Beach, CA - PMA					
	Total Population	%	Male Population	%	Female Population	%
Population Totals						
2022 Projection	389,500		191,558		197,942	
2017 Estimate	376,394		185,316		191,078	
2010 Census Estimate	362,969		179,141		183,828	
2000 Census Estimate	349,545		173,061		176,484	
Growth 2017-2022	3.48%		3.37%		3.59%	
Growth 2010-2017	3.70%		3.45%		3.94%	
Growth 2000-2010	3.84%		3.51%		4.16%	
2010 Census Estimate Population by Age	**362,969**		**179,141**		**183,828**	
Age 0 to 4	19,346	5.33%	10,035	5.60%	9,311	5.07%
Age 5 to 9	21,724	5.99%	11,135	6.22%	10,589	5.76%
Age 10 to 14	23,519	6.48%	12,016	6.71%	11,503	6.26%
Age 15 to 17	15,212	4.19%	7,815	4.36%	7,397	4.02%
Age 18 to 20	10,606	2.92%	5,758	3.21%	4,848	2.64%
Age 21 to 24	14,029	3.87%	7,191	4.01%	6,838	3.72%
Age 25 to 34	44,993	12.40%	22,623	12.63%	22,370	12.17%
Age 35 to 44	55,097	15.18%	26,457	14.77%	28,640	15.58%
Age 45 to 54	62,235	17.15%	30,889	17.24%	31,346	17.05%
Age 55 to 64	44,164	12.17%	21,776	12.16%	22,388	12.18%
Age 65 to 74	26,818	7.39%	12,810	7.15%	14,008	7.62%
Age 75 to 84	17,943	4.94%	7,886	4.40%	10,057	5.47%
Age 85 and over	7,283	2.01%	2,750	1.54%	4,533	2.47%
Age 18 and over	283,168	78.01%	138,140	77.11%	145,028	78.89%
Age 21 and over	272,562	75.09%	132,382	73.90%	140,180	76.26%
Age 65 and over	52,044	14.34%	23,446	13.09%	28,598	15.56%
Median Age	**40.82**		**39.91**		**41.65**	

MDS Research Company, Inc.

Pop-Facts: 2010 Census Estimate Population by Age, Race and Sex	Redondo Beach, CA - PMA					
	Total Population	%	Male Population	%	Female Population	%
2010 Census Estimate Hispanic or Latino Population by Age	**60,023**		**28,920**		**31,103**	
Age 0 to 4	4,617	7.69%	2,370	8.20%	2,247	7.22%
Age 5 to 9	4,819	8.03%	2,423	8.38%	2,396	7.70%
Age 10 to 14	5,252	8.75%	2,756	9.53%	2,496	8.02%
Age 15 to 17	3,419	5.70%	1,726	5.97%	1,693	5.44%
Age 18 to 20	2,866	4.77%	1,548	5.35%	1,318	4.24%
Age 21 to 24	3,342	5.57%	1,728	5.98%	1,614	5.19%
Age 25 to 34	8,916	14.85%	4,312	14.91%	4,604	14.80%
Age 35 to 44	9,750	16.24%	4,525	15.65%	5,225	16.80%
Age 45 to 54	8,229	13.71%	3,819	13.21%	4,410	14.18%
Age 55 to 59	4,395	7.32%	1,968	6.80%	2,427	7.80%
Age 65 to 74	2,402	4.00%	974	3.37%	1,428	4.59%
Age 75 to 84	1,509	2.51%	595	2.06%	914	2.94%
Age 85 and over	507	0.84%	176	0.61%	331	1.06%
Age 18 and over	41,916	69.83%	19,645	67.93%	22,271	71.60%
Age 21 and over	39,050	65.06%	18,097	62.58%	20,953	67.37%
Age 65 and over	4,418	7.36%	1,745	6.03%	2,673	8.59%
Median Age	**31.39**		**29.43**		**33.23**	

MDS Research Company, Inc.

Pop-Facts: 2010 Census Estimate Population by Age, Race and Sex	Redondo Beach, CA - PMA					
	Total Population	%	Male Population	%	Female Population	%
2010 Census Estimate White Alone Population by Age	**232,324**		**117,128**		**115,196**	
Age 0 to 4	10,634	4.58%	5,534	4.72%	5,100	4.43%
Age 5 to 9	12,233	5.27%	6,322	5.40%	5,911	5.13%
Age 10 to 14	13,144	5.66%	6,750	5.76%	6,394	5.55%
Age 15 to 17	8,569	3.69%	4,450	3.80%	4,119	3.58%
Age 18 to 20	6,110	2.63%	3,320	2.83%	2,790	2.42%
Age 21 to 24	8,351	3.59%	4,288	3.66%	4,063	3.53%
Age 25 to 34	27,189	11.70%	14,166	12.09%	13,023	11.31%
Age 35 to 44	33,302	14.33%	16,871	14.40%	16,431	14.26%
Age 45 to 54	41,091	17.69%	21,214	18.11%	19,877	17.25%
Age 55 to 64	31,364	13.50%	15,907	13.58%	15,457	13.42%
Age 65 to 74	20,016	8.62%	9,656	8.24%	10,360	8.99%
Age 75 to 84	14,269	6.14%	6,345	5.42%	7,924	6.88%
Age 85 and over	6,052	2.60%	2,305	1.97%	3,747	3.25%
Age 18 and over	187,744	80.81%	94,072	80.32%	93,672	81.32%
Age 21 and over	181,634	78.18%	90,752	77.48%	90,882	78.89%
Age 65 and over	40,337	17.36%	18,306	15.63%	22,031	19.12%
Median Age	**43.99**		**43.14**		**44.86**	
2010 Census Estimate Black or African American Alone Population by Age	**10,676**		**5,120**		**5,556**	
Age 0 to 4	579	5.42%	300	5.86%	279	5.02%
Age 5 to 9	609	5.70%	281	5.49%	328	5.90%
Age 10 to 14	834	7.81%	415	8.11%	419	7.54%
Age 15 to 17	548	5.13%	265	5.18%	283	5.09%
Age 18 to 20	394	3.69%	214	4.18%	180	3.24%
Age 21 to 24	535	5.01%	266	5.20%	269	4.84%
Age 25 to 34	1,507	14.12%	763	14.90%	744	13.39%
Age 35 to 44	1,758	16.47%	819	16.00%	939	16.90%
Age 45 to 54	1,885	17.66%	921	17.99%	964	17.35%
Age 55 to 64	1,146	10.73%	509	9.94%	637	11.47%
Age 65 to 74	580	5.43%	265	5.18%	315	5.67%
Age 75 to 84	213	2.00%	82	1.60%	131	2.36%
Age 85 and over	88	0.82%	20	0.39%	68	1.22%
Age 18 and over	8,106	75.93%	3,859	75.37%	4,247	76.44%
Age 21 and over	7,712	72.24%	3,645	71.19%	4,067	73.20%
Age 65 and over	881	8.25%	367	7.17%	514	9.25%
Median Age	**36.89**		**35.68**		**37.94**	

MDS Research Company, Inc.

Pop-Facts: 2010 Census Estimate Population by Age, Race and Sex	Redondo Beach, CA - PMA					
	Total Population	%	Male Population	%	Female Population	%
2010 Census Estimate American Indian and Alaska Native Alone Population by Age	**1,329**		**681**		**648**	
Age 0 to 4	73	5.49%	39	5.73%	34	5.25%
Age 5 to 9	73	5.49%	41	6.02%	32	4.94%
Age 10 to 14	68	5.12%	35	5.14%	33	5.09%
Age 15 to 17	66	4.97%	30	4.41%	36	5.56%
Age 18 to 20	53	3.99%	34	4.99%	19	2.93%
Age 21 to 24	68	5.12%	42	6.17%	26	4.01%
Age 25 to 34	184	13.84%	89	13.07%	95	14.66%
Age 35 to 44	208	15.65%	107	15.71%	101	15.59%
Age 45 to 54	252	18.96%	120	17.62%	132	20.37%
Age 55 to 64	152	11.44%	79	11.60%	73	11.27%
Age 65 to 74	84	6.32%	45	6.61%	39	6.02%
Age 75 to 84	38	2.86%	16	2.35%	22	3.40%
Age 85 and over	10	0.75%	4	0.59%	6	0.93%
Age 18 and over	1,049	78.93%	536	78.71%	513	79.17%
Age 21 and over	996	74.94%	502	73.72%	494	76.23%
Age 65 and over	132	9.93%	65	9.54%	67	10.34%
Median Age	**38.82**		**37.85**		**39.85**	
2010 Census Estimate Asian Alone Population by Age	**78,022**		**36,243**		**41,779**	
Age 0 to 4	3,888	4.98%	2,028	5.60%	1,860	4.45%
Age 5 to 9	4,561	5.85%	2,324	6.41%	2,237	5.35%
Age 10 to 14	5,088	6.52%	2,576	7.11%	2,512	6.01%
Age 15 to 17	3,374	4.32%	1,733	4.78%	1,641	3.93%
Age 18 to 20	2,024	2.59%	1,100	3.04%	924	2.21%
Age 21 to 24	2,645	3.39%	1,344	3.71%	1,301	3.11%
Age 25 to 34	9,906	12.70%	4,508	12.44%	5,398	12.92%
Age 35 to 44	14,013	17.96%	5,964	16.46%	8,049	19.27%
Age 45 to 54	14,323	18.36%	6,453	17.80%	7,870	18.84%
Age 55 to 64	9,193	11.78%	4,184	11.54%	5,009	11.99%
Age 65 to 74	5,187	6.65%	2,443	6.74%	2,744	6.57%
Age 75 to 84	2,872	3.68%	1,234	3.40%	1,638	3.92%
Age 85 and over	948	1.22%	352	0.97%	596	1.43%
Age 18 and over	61,111	78.33%	27,582	76.10%	33,529	80.25%
Age 21 and over	59,087	75.73%	26,482	73.07%	32,605	78.04%
Age 65 and over	9,007	11.54%	4,029	11.12%	4,978	11.92%
Median Age	**40.37**		**39.21**		**41.23**	

MDS Research Company, Inc.

Pop-Facts: 2010 Census Estimate Population by Age, Race and Sex	Redondo Beach, CA - PMA					
	Total Population	%	Male Population	%	Female Population	%
2010 Census Estimate Native Hawaiian and Other Pacific Islander Alone Population by Age	**1,176**		**617**		**559**	
Age 0 to 4	74	6.29%	36	5.83%	38	6.80%
Age 5 to 9	73	6.21%	40	6.48%	33	5.90%
Age 10 to 14	85	7.23%	43	6.97%	42	7.51%
Age 15 to 17	72	6.12%	40	6.48%	32	5.72%
Age 18 to 20	55	4.68%	27	4.38%	28	5.01%
Age 21 to 24	68	5.78%	38	6.16%	30	5.37%
Age 25 to 34	167	14.20%	89	14.42%	78	13.95%
Age 35 to 44	191	16.24%	101	16.37%	90	16.10%
Age 45 to 54	204	17.35%	113	18.31%	91	16.28%
Age 55 to 64	102	8.67%	48	7.78%	54	9.66%
Age 65 to 74	56	4.76%	26	4.21%	30	5.37%
Age 75 to 84	24	2.04%	16	2.59%	8	1.43%
Age 85 and over	5	0.43%	0	0.00%	5	0.89%
Age 18 and over	872	74.15%	458	74.23%	414	74.06%
Age 21 and over	817	69.47%	431	69.85%	386	69.05%
Age 65 and over	85	7.23%	42	6.81%	43	7.69%
Median Age	**34.64**		**34.49**		**34.81**	
2010 Census Estimate Some other race Alone Population by Age	**20,433**		**9,921**		**10,512**	
Age 0 to 4	1,435	7.02%	698	7.04%	737	7.01%
Age 5 to 9	1,505	7.37%	768	7.74%	737	7.01%
Age 10 to 14	1,681	8.23%	894	9.01%	787	7.49%
Age 15 to 17	1,085	5.31%	540	5.44%	545	5.18%
Age 18 to 20	1,067	5.22%	559	5.63%	508	4.83%
Age 21 to 24	1,345	6.58%	694	7.00%	651	6.19%
Age 25 to 34	3,736	18.28%	1,878	18.93%	1,858	17.68%
Age 35 to 44	3,604	17.64%	1,662	16.75%	1,942	18.47%
Age 45 to 54	2,788	13.64%	1,277	12.87%	1,511	14.37%
Age 55 to 64	1,302	6.37%	620	6.25%	682	6.49%
Age 65 to 74	502	2.46%	190	1.92%	312	2.97%
Age 75 to 84	288	1.41%	100	1.01%	188	1.79%
Age 85 and over	95	0.46%	41	0.41%	54	0.51%
Age 18 and over	14,727	72.07%	7,021	70.77%	7,706	73.31%
Age 21 and over	13,660	66.85%	6,462	65.13%	7,198	68.47%
Age 65 and over	885	4.33%	331	3.34%	554	5.27%
Median Age	**30.62**		**29.30**		**31.95**	

MDS Research Company, Inc.

Pop-Facts: 2010 Census Estimate Population by Age, Race and Sex	Redondo Beach, CA - PMA					
	Total Population	%	Male Population	%	Female Population	%
2010 Census Estimate Two or More Races Population by Age	**19,009**		**9,442**		**9,567**	
Age 0 to 4	2,661	14.00%	1,399	14.82%	1,262	13.19%
Age 5 to 9	2,667	14.03%	1,357	14.37%	1,310	13.69%
Age 10 to 14	2,621	13.79%	1,306	13.83%	1,315	13.75%
Age 15 to 17	1,501	7.90%	761	8.06%	740	7.73%
Age 18 to 20	905	4.76%	502	5.32%	403	4.21%
Age 21 to 24	1,015	5.34%	518	5.49%	497	5.19%
Age 25 to 34	2,298	12.09%	1,130	11.97%	1,168	12.21%
Age 35 to 44	2,015	10.60%	936	9.91%	1,079	11.28%
Age 45 to 54	1,694	8.91%	792	8.39%	902	9.43%
Age 55 to 64	904	4.76%	432	4.58%	472	4.93%
Age 65 to 74	397	2.09%	185	1.96%	212	2.22%
Age 75 to 84	245	1.29%	94	1.00%	151	1.58%
Age 85 and over	86	0.45%	30	0.32%	56	0.59%
Age 18 and over	9,559	50.29%	4,619	48.92%	4,940	51.64%
Age 21 and over	8,654	45.53%	4,117	43.60%	4,537	47.42%
Age 65 and over	728	3.83%	309	3.27%	419	4.38%
Median Age	**18.18**		**17.60**		**19.17**	

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MDS Research Company, Inc.

Pop-Facts: 2017 Estimated Population by Age, Race and Sex	Redondo Beach, CA - PMA					
	Total Population	%	Male Population	%	Female Population	%
Population Totals						
2022 Projection	389,500		191,558		197,942	
2017 Estimate	376,394		185,316		191,078	
2010 Census Estimate	362,969		179,141		183,828	
2000 Census Estimate	349,545		173,061		176,484	
Growth 2017-2022	3.48%		3.37%		3.59%	
Growth 2010-2017	3.70%		3.45%		3.94%	
Growth 2000-2010	3.84%		3.51%		4.16%	
2017 Estimated Population by Age	**376,394**		**185,316**		**191,078**	
Age 0 to 4	18,705	4.97%	9,566	5.16%	9,139	4.78%
Age 5 to 9	19,692	5.23%	10,154	5.48%	9,538	4.99%
Age 10 to 14	21,386	5.68%	10,997	5.93%	10,389	5.44%
Age 15 to 17	13,831	3.67%	7,033	3.80%	6,798	3.56%
Age 18 to 20	12,940	3.44%	6,674	3.60%	6,266	3.28%
Age 21 to 24	18,394	4.89%	9,424	5.09%	8,970	4.69%
Age 25 to 34	45,025	11.96%	23,142	12.49%	21,883	11.45%
Age 35 to 44	48,149	12.79%	23,556	12.71%	24,593	12.87%
Age 45 to 54	59,087	15.70%	28,410	15.33%	30,677	16.05%
Age 55 to 64	54,822	14.57%	27,027	14.58%	27,795	14.55%
Age 65 to 74	35,963	9.55%	17,182	9.27%	18,781	9.83%
Age 75 to 84	19,859	5.28%	8,904	4.80%	10,955	5.73%
Age 85 and over	8,541	2.27%	3,247	1.75%	5,294	2.77%
Age 18 and over	302,780	80.44%	147,566	79.63%	155,214	81.23%
Age 21 and over	289,840	77.00%	140,892	76.03%	148,948	77.95%
Age 65 and over	64,363	17.10%	29,333	15.83%	35,030	18.33%
Median Age	**42.94**		**41.65**		**44.17**	
2017 Estimated Hispanic or Latino Population by Age	**66,663**		**32,080**		**34,583**	
Age 0 to 4	4,730	7.10%	2,406	7.50%	2,324	6.72%
Age 5 to 9	4,915	7.37%	2,513	7.83%	2,402	6.95%
Age 10 to 14	5,201	7.80%	2,708	8.44%	2,493	7.21%
Age 15 to 17	3,263	4.89%	1,681	5.24%	1,582	4.57%
Age 18 to 20	3,140	4.71%	1,599	4.98%	1,541	4.46%
Age 21 to 24	4,369	6.55%	2,227	6.94%	2,142	6.19%
Age 25 to 34	9,914	14.87%	4,907	15.30%	5,007	14.48%
Age 35 to 44	9,750	14.63%	4,666	14.54%	5,084	14.70%
Age 45 to 54	8,983	13.48%	4,095	12.76%	4,888	14.13%
Age 55 to 64	6,190	9.29%	2,799	8.73%	3,391	9.81%
Age 65 to 74	3,693	5.54%	1,516	4.73%	2,177	6.30%
Age 75 to 84	1,859	2.79%	743	2.32%	1,116	3.23%
Age 85 and over	656	0.98%	220	0.69%	436	1.26%
Age 18 and over	48,554	72.84%	22,772	70.99%	25,782	74.55%
Age 21 and over	45,414	68.12%	21,173	66.00%	24,241	70.10%
Age 65 and over	6,208	9.31%	2,479	7.73%	3,729	10.78%
Median Age	**32.78**		**30.92**		**34.60**	

MDS Research Company, Inc.

Pop-Facts: 2017 Estimated Population by Age, Race and Sex	Redondo Beach, CA - PMA					
	Total Population	%	Male Population	%	Female Population	%
2017 Estimated White Alone Population by Age	**226,979**		**113,956**		**113,023**	
Age 0 to 4	9,261	4.08%	4,751	4.17%	4,510	3.99%
Age 5 to 9	10,044	4.43%	5,229	4.59%	4,815	4.26%
Age 10 to 14	10,996	4.84%	5,696	5.00%	5,300	4.69%
Age 15 to 17	7,317	3.22%	3,725	3.27%	3,592	3.18%
Age 18 to 20	7,025	3.09%	3,613	3.17%	3,412	3.02%
Age 21 to 24	10,125	4.46%	5,207	4.57%	4,918	4.35%
Age 25 to 34	24,456	10.77%	13,004	11.41%	11,452	10.13%
Age 35 to 44	27,028	11.91%	13,936	12.23%	13,092	11.58%
Age 45 to 54	36,571	16.11%	18,375	16.12%	18,196	16.10%
Age 55 to 64	36,404	16.04%	18,465	16.20%	17,939	15.87%
Age 65 to 74	25,686	11.32%	12,402	10.88%	13,284	11.75%
Age 75 to 84	15,229	6.71%	6,932	6.08%	8,297	7.34%
Age 85 and over	6,837	3.01%	2,621	2.30%	4,216	3.73%
Age 18 and over	189,361	83.43%	94,555	82.98%	94,806	83.88%
Age 21 and over	182,336	80.33%	90,942	79.80%	91,394	80.86%
Age 65 and over	47,752	21.04%	21,955	19.27%	25,797	22.82%
Median Age	**46.98**		**45.99**		**47.98**	
2017 Estimated Black or African American Alone Population by Age	**11,857**		**5,726**		**6,131**	
Age 0 to 4	563	4.75%	287	5.01%	276	4.50%
Age 5 to 9	605	5.10%	286	4.99%	319	5.20%
Age 10 to 14	811	6.84%	407	7.11%	404	6.59%
Age 15 to 17	468	3.95%	225	3.93%	243	3.96%
Age 18 to 20	473	3.99%	239	4.17%	234	3.82%
Age 21 to 24	613	5.17%	304	5.31%	309	5.04%
Age 25 to 34	1,681	14.18%	884	15.44%	797	13.00%
Age 35 to 44	1,765	14.89%	858	14.98%	907	14.79%
Age 45 to 54	2,018	17.02%	971	16.96%	1,047	17.08%
Age 55 to 64	1,592	13.43%	725	12.66%	867	14.14%
Age 65 to 74	893	7.53%	409	7.14%	484	7.89%
Age 75 to 84	256	2.16%	100	1.75%	156	2.54%
Age 85 and over	119	1.00%	31	0.54%	88	1.44%
Age 18 and over	9,410	79.36%	4,521	78.96%	4,889	79.74%
Age 21 and over	8,937	75.37%	4,282	74.78%	4,655	75.93%
Age 65 and over	1,268	10.69%	540	9.43%	728	11.87%
Median Age	**39.05**		**37.69**		**40.33**	

MDS Research Company, Inc.

Pop-Facts: 2017 Estimated Population by Age, Race and Sex	Redondo Beach, CA - PMA					
	Total Population	%	Male Population	%	Female Population	%
2017 Estimated American Indian and Alaska Native Alone Population by Age	**1,469**		**791**		**678**	
Age 0 to 4	78	5.31%	42	5.31%	36	5.31%
Age 5 to 9	66	4.49%	39	4.93%	27	3.98%
Age 10 to 14	63	4.29%	35	4.42%	28	4.13%
Age 15 to 17	58	3.95%	36	4.55%	22	3.24%
Age 18 to 20	69	4.70%	31	3.92%	38	5.60%
Age 21 to 24	77	5.24%	50	6.32%	27	3.98%
Age 25 to 34	207	14.09%	119	15.04%	88	12.98%
Age 35 to 44	196	13.34%	107	13.53%	89	13.13%
Age 45 to 54	280	19.06%	133	16.81%	147	21.68%
Age 55 to 64	204	13.89%	107	13.53%	97	14.31%
Age 65 to 74	117	7.96%	66	8.34%	51	7.52%
Age 75 to 84	37	2.52%	18	2.28%	19	2.80%
Age 85 and over	17	1.16%	8	1.01%	9	1.33%
Age 18 and over	1,204	81.96%	639	80.78%	565	83.33%
Age 21 and over	1,135	77.26%	608	76.86%	527	77.73%
Age 65 and over	171	11.64%	92	11.63%	79	11.65%
Median Age	**40.94**		**39.07**		**43.20**	
2017 Estimated Asian Alone Population by Age	**87,014**		**40,637**		**46,377**	
Age 0 to 4	3,989	4.58%	2,050	5.04%	1,939	4.18%
Age 5 to 9	4,239	4.87%	2,150	5.29%	2,089	4.50%
Age 10 to 14	4,646	5.34%	2,363	5.81%	2,283	4.92%
Age 15 to 17	3,008	3.46%	1,538	3.78%	1,470	3.17%
Age 18 to 20	2,854	3.28%	1,466	3.61%	1,388	2.99%
Age 21 to 24	4,029	4.63%	2,062	5.07%	1,967	4.24%
Age 25 to 34	11,208	12.88%	5,337	13.13%	5,871	12.66%
Age 35 to 44	12,837	14.75%	5,631	13.86%	7,206	15.54%
Age 45 to 54	14,618	16.80%	6,360	15.65%	8,258	17.81%
Age 55 to 64	13,067	15.02%	6,024	14.82%	7,043	15.19%
Age 65 to 74	7,642	8.78%	3,610	8.88%	4,032	8.69%
Age 75 to 84	3,576	4.11%	1,560	3.84%	2,016	4.35%
Age 85 and over	1,301	1.50%	486	1.20%	815	1.76%
Age 18 and over	71,132	81.75%	32,536	80.06%	38,596	83.22%
Age 21 and over	68,278	78.47%	31,070	76.46%	37,208	80.23%
Age 65 and over	12,519	14.39%	5,656	13.92%	6,863	14.80%
Median Age	**42.43**		**40.95**		**43.58**	

MDS Research Company, Inc.

Pop-Facts: 2017 Estimated Population by Age, Race and Sex	Redondo Beach, CA - PMA					
	Total Population	%	Male Population	%	Female Population	%
2017 Estimated Native Hawaiian and Other Pacific Islander Alone Population by Age	**1,294**		**683**		**611**	
Age 0 to 4	76	5.87%	35	5.12%	41	6.71%
Age 5 to 9	71	5.49%	39	5.71%	32	5.24%
Age 10 to 14	99	7.65%	53	7.76%	46	7.53%
Age 15 to 17	58	4.48%	35	5.12%	23	3.76%
Age 18 to 20	65	5.02%	38	5.56%	27	4.42%
Age 21 to 24	86	6.65%	46	6.73%	40	6.55%
Age 25 to 34	174	13.45%	85	12.45%	89	14.57%
Age 35 to 44	200	15.46%	104	15.23%	96	15.71%
Age 45 to 54	216	16.69%	119	17.42%	97	15.88%
Age 55 to 64	136	10.51%	65	9.52%	71	11.62%
Age 65 to 74	77	5.95%	42	6.15%	35	5.73%
Age 75 to 84	30	2.32%	21	3.07%	9	1.47%
Age 85 and over	6	0.46%	1	0.15%	5	0.82%
Age 18 and over	990	76.51%	521	76.28%	469	76.76%
Age 21 and over	925	71.48%	483	70.72%	442	72.34%
Age 65 and over	113	8.73%	64	9.37%	49	8.02%
Median Age	**35.90**		**36.01**		**35.78**	
2017 Estimated Some Other Race Alone Population by Age	**23,617**		**11,498**		**12,119**	
Age 0 to 4	1,525	6.46%	731	6.36%	794	6.55%
Age 5 to 9	1,628	6.89%	853	7.42%	775	6.39%
Age 10 to 14	1,740	7.37%	922	8.02%	818	6.75%
Age 15 to 17	1,124	4.76%	563	4.90%	561	4.63%
Age 18 to 20	1,122	4.75%	584	5.08%	538	4.44%
Age 21 to 24	1,757	7.44%	887	7.71%	870	7.18%
Age 25 to 34	4,310	18.25%	2,196	19.10%	2,114	17.44%
Age 35 to 44	3,844	16.28%	1,821	15.84%	2,023	16.69%
Age 45 to 54	3,265	13.82%	1,486	12.92%	1,779	14.68%
Age 55 to 64	1,944	8.23%	934	8.12%	1,010	8.33%
Age 65 to 74	848	3.59%	327	2.84%	521	4.30%
Age 75 to 84	381	1.61%	139	1.21%	242	2.00%
Age 85 and over	129	0.55%	55	0.48%	74	0.61%
Age 18 and over	17,600	74.52%	8,429	73.31%	9,171	75.67%
Age 21 and over	16,478	69.77%	7,845	68.23%	8,633	71.24%
Age 65 and over	1,358	5.75%	521	4.53%	837	6.91%
Median Age	**31.76**		**30.51**		**33.06**	

MDS Research Company, Inc.

Pop-Facts: 2017 Estimated Population by Age, Race and Sex	Redondo Beach, CA - PMA					
	Total Population	%	Male Population	%	Female Population	%
2017 Estimated Two or More Races Population by Age	**24,164**		**12,030**		**12,134**	
Age 0 to 4	3,206	13.27%	1,666	13.85%	1,540	12.69%
Age 5 to 9	3,038	12.57%	1,558	12.95%	1,480	12.20%
Age 10 to 14	3,033	12.55%	1,516	12.60%	1,517	12.50%
Age 15 to 17	1,657	6.86%	869	7.22%	788	6.49%
Age 18 to 20	1,454	6.02%	733	6.09%	721	5.94%
Age 21 to 24	1,723	7.13%	872	7.25%	851	7.01%
Age 25 to 34	2,980	12.33%	1,507	12.53%	1,473	12.14%
Age 35 to 44	2,272	9.40%	1,098	9.13%	1,174	9.68%
Age 45 to 54	2,116	8.76%	966	8.03%	1,150	9.48%
Age 55 to 64	1,490	6.17%	724	6.02%	766	6.31%
Age 65 to 74	719	2.98%	341	2.83%	378	3.12%
Age 75 to 84	350	1.45%	137	1.14%	213	1.76%
Age 85 and over	126	0.52%	43	0.36%	83	0.68%
Age 18 and over	13,230	54.75%	6,421	53.37%	6,809	56.12%
Age 21 and over	11,776	48.73%	5,688	47.28%	6,088	50.17%
Age 65 and over	1,195	4.95%	521	4.33%	674	5.55%
Median Age	**20.37**		**19.66**		**21.10**	

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MDS Research Company, Inc.

Pop-Facts: 2022 Projected Population by Age, Race and Sex	Redondo Beach, CA - PMA					
	Total Population	%	Male Population	%	Female Population	%
Population Totals						
2022 Projection	389,500		191,558		197,942	
2017 Estimate	376,394		185,316		191,078	
2010 Census Estimate	362,969		179,141		183,828	
2000 Census Estimate	349,545		173,061		176,484	
Growth 2017-2022	3.48%		3.37%		3.59%	
Growth 2010-2017	3.70%		3.45%		3.94%	
Growth 2000-2010	3.84%		3.51%		4.16%	
2022 Projected Population by Age	**389,500**		**191,558**		**197,942**	
Age 0 to 4	18,728	4.81%	9,574	5.00%	9,154	4.62%
Age 5 to 9	19,701	5.06%	10,069	5.26%	9,632	4.87%
Age 10 to 14	20,574	5.28%	10,600	5.53%	9,974	5.04%
Age 15 to 17	13,824	3.55%	7,081	3.70%	6,743	3.41%
Age 18 to 20	12,890	3.31%	6,662	3.48%	6,228	3.15%
Age 21 to 24	18,178	4.67%	9,265	4.84%	8,913	4.50%
Age 25 to 34	47,462	12.19%	24,440	12.76%	23,022	11.63%
Age 35 to 44	47,173	12.11%	23,673	12.36%	23,500	11.87%
Age 45 to 54	54,215	13.92%	25,786	13.46%	28,429	14.36%
Age 55 to 64	60,790	15.61%	29,552	15.43%	31,238	15.78%
Age 65 to 74	44,272	11.37%	21,222	11.08%	23,050	11.64%
Age 75 to 84	23,038	5.91%	10,380	5.42%	12,658	6.39%
Age 85 and over	8,655	2.22%	3,254	1.70%	5,401	2.73%
Age 18 and over	316,673	81.30%	154,234	80.52%	162,439	82.06%
Age 21 and over	303,783	77.99%	147,572	77.04%	156,211	78.92%
Age 65 and over	75,965	19.50%	34,856	18.20%	41,109	20.77%
Median Age	**44.20**		**42.64**		**45.63**	
2022 Projected Hispanic or Latino Population by Age	**72,090**		**34,735**		**37,355**	
Age 0 to 4	4,854	6.73%	2,475	7.13%	2,379	6.37%
Age 5 to 9	5,069	7.03%	2,566	7.39%	2,503	6.70%
Age 10 to 14	5,390	7.48%	2,825	8.13%	2,565	6.87%
Age 15 to 17	3,455	4.79%	1,744	5.02%	1,711	4.58%
Age 18 to 20	3,304	4.58%	1,703	4.90%	1,601	4.29%
Age 21 to 24	4,289	5.95%	2,185	6.29%	2,104	5.63%
Age 25 to 34	10,748	14.91%	5,338	15.37%	5,410	14.48%
Age 35 to 44	10,376	14.39%	5,100	14.68%	5,276	14.12%
Age 45 to 54	9,235	12.81%	4,242	12.21%	4,993	13.37%
Age 55 to 64	7,322	10.16%	3,291	9.47%	4,031	10.79%
Age 65 to 74	4,926	6.83%	2,062	5.94%	2,864	7.67%
Age 75 to 84	2,413	3.35%	962	2.77%	1,451	3.88%
Age 85 and over	709	0.98%	242	0.70%	467	1.25%
Age 18 and over	53,322	73.97%	25,125	72.33%	28,197	75.48%
Age 21 and over	50,018	69.38%	23,422	67.43%	26,596	71.20%
Age 65 and over	8,048	11.16%	3,266	9.40%	4,782	12.80%
Median Age	**34.01**		**32.25**		**35.77**	

MDS Research Company, Inc.

Pop-Facts: 2022 Projected Population by Age, Race and Sex	Redondo Beach, CA - PMA					
	Total Population	%	Male Population	%	Female Population	%
2022 Projected White Alone Population by Age	**224,339**		**112,345**		**111,994**	
Age 0 to 4	8,622	3.84%	4,419	3.93%	4,203	3.75%
Age 5 to 9	9,363	4.17%	4,830	4.30%	4,533	4.05%
Age 10 to 14	9,831	4.38%	5,122	4.56%	4,709	4.20%
Age 15 to 17	6,968	3.11%	3,574	3.18%	3,394	3.03%
Age 18 to 20	6,653	2.97%	3,424	3.05%	3,229	2.88%
Age 21 to 24	9,588	4.27%	4,879	4.34%	4,709	4.20%
Age 25 to 34	23,691	10.56%	12,665	11.27%	11,026	9.85%
Age 35 to 44	24,993	11.14%	13,212	11.76%	11,781	10.52%
Age 45 to 54	31,740	14.15%	15,791	14.06%	15,949	14.24%
Age 55 to 64	38,646	17.23%	19,325	17.20%	19,321	17.25%
Age 65 to 74	30,386	13.54%	14,700	13.08%	15,686	14.01%
Age 75 to 84	17,122	7.63%	7,842	6.98%	9,280	8.29%
Age 85 and over	6,736	3.00%	2,562	2.28%	4,174	3.73%
Age 18 and over	189,555	84.49%	94,400	84.03%	95,155	84.96%
Age 21 and over	182,902	81.53%	90,976	80.98%	91,926	82.08%
Age 65 and over	54,244	24.18%	25,104	22.35%	29,140	26.02%
Median Age	**48.93**		**47.56**		**50.27**	
2022 Projected Black or African American Alone Population by Age	**12,803**		**6,211**		**6,592**	
Age 0 to 4	557	4.35%	288	4.64%	269	4.08%
Age 5 to 9	601	4.69%	282	4.54%	319	4.84%
Age 10 to 14	845	6.60%	428	6.89%	417	6.33%
Age 15 to 17	500	3.91%	250	4.03%	250	3.79%
Age 18 to 20	442	3.45%	217	3.49%	225	3.41%
Age 21 to 24	597	4.66%	304	4.89%	293	4.44%
Age 25 to 34	1,821	14.22%	959	15.44%	862	13.08%
Age 35 to 44	1,839	14.36%	925	14.89%	914	13.87%
Age 45 to 54	2,044	15.97%	986	15.88%	1,058	16.05%
Age 55 to 64	1,899	14.83%	855	13.77%	1,044	15.84%
Age 65 to 74	1,189	9.29%	550	8.86%	639	9.69%
Age 75 to 84	328	2.56%	132	2.13%	196	2.97%
Age 85 and over	141	1.10%	35	0.56%	106	1.61%
Age 18 and over	10,300	80.45%	4,963	79.91%	5,337	80.96%
Age 21 and over	9,858	77.00%	4,746	76.41%	5,112	77.55%
Age 65 and over	1,658	12.95%	717	11.54%	941	14.27%
Median Age	**40.65**		**39.08**		**42.23**	

MDS Research Company, Inc.

Pop-Facts: 2022 Projected Population by Age, Race and Sex	Redondo Beach, CA - PMA					
	Total Population	%	Male Population	%	Female Population	%
2022 Projected American Indian and Alaska Native Alone Population by Age	**1,563**		**860**		**703**	
Age 0 to 4	80	5.12%	45	5.23%	35	4.98%
Age 5 to 9	75	4.80%	43	5.00%	32	4.55%
Age 10 to 14	77	4.93%	41	4.77%	36	5.12%
Age 15 to 17	67	4.29%	36	4.19%	31	4.41%
Age 18 to 20	64	4.09%	35	4.07%	29	4.13%
Age 21 to 24	83	5.31%	55	6.40%	28	3.98%
Age 25 to 34	222	14.20%	127	14.77%	95	13.51%
Age 35 to 44	199	12.73%	110	12.79%	89	12.66%
Age 45 to 54	276	17.66%	130	15.12%	146	20.77%
Age 55 to 64	210	13.44%	117	13.60%	93	13.23%
Age 65 to 74	132	8.45%	76	8.84%	56	7.97%
Age 75 to 84	56	3.58%	31	3.60%	25	3.56%
Age 85 and over	22	1.41%	14	1.63%	8	1.14%
Age 18 and over	1,264	80.87%	695	80.81%	569	80.94%
Age 21 and over	1,200	76.78%	660	76.74%	540	76.81%
Age 65 and over	210	13.44%	121	14.07%	89	12.66%
Median Age	**40.70**		**39.36**		**42.36**	
2022 Projected Asian Alone Population by Age	**94,624**		**44,338**		**50,286**	
Age 0 to 4	4,112	4.35%	2,103	4.74%	2,009	4.00%
Age 5 to 9	4,388	4.64%	2,219	5.00%	2,169	4.31%
Age 10 to 14	4,480	4.73%	2,269	5.12%	2,211	4.40%
Age 15 to 17	2,995	3.17%	1,545	3.48%	1,450	2.88%
Age 18 to 20	2,847	3.01%	1,477	3.33%	1,370	2.72%
Age 21 to 24	4,080	4.31%	2,095	4.73%	1,985	3.95%
Age 25 to 34	13,081	13.82%	6,271	14.14%	6,810	13.54%
Age 35 to 44	13,031	13.77%	5,933	13.38%	7,098	14.12%
Age 45 to 54	14,022	14.82%	6,044	13.63%	7,978	15.87%
Age 55 to 64	15,482	16.36%	7,055	15.91%	8,427	16.76%
Age 65 to 74	10,194	10.77%	4,837	10.91%	5,357	10.65%
Age 75 to 84	4,460	4.71%	1,967	4.44%	2,493	4.96%
Age 85 and over	1,452	1.53%	523	1.18%	929	1.85%
Age 18 and over	78,649	83.12%	36,202	81.65%	42,447	84.41%
Age 21 and over	75,802	80.11%	34,725	78.32%	41,077	81.69%
Age 65 and over	16,106	17.02%	7,327	16.53%	8,779	17.46%
Median Age	**43.69**		**42.06**		**45.05**	

MDS Research Company, Inc.

Pop-Facts: 2022 Projected Population by Age, Race and Sex	Redondo Beach, CA - PMA					
	Total Population	%	Male Population	%	Female Population	%
2022 Projected Native Hawaiian and Other Pacific Islander Alone Population by Age	**1,392**		**748**		**644**	
Age 0 to 4	80	5.75%	38	5.08%	42	6.52%
Age 5 to 9	68	4.89%	41	5.48%	27	4.19%
Age 10 to 14	93	6.68%	50	6.68%	43	6.68%
Age 15 to 17	66	4.74%	41	5.48%	25	3.88%
Age 18 to 20	75	5.39%	41	5.48%	34	5.28%
Age 21 to 24	78	5.60%	41	5.48%	37	5.75%
Age 25 to 34	199	14.30%	105	14.04%	94	14.60%
Age 35 to 44	200	14.37%	102	13.64%	98	15.22%
Age 45 to 54	229	16.45%	130	17.38%	99	15.37%
Age 55 to 64	157	11.28%	77	10.29%	80	12.42%
Age 65 to 74	98	7.04%	51	6.82%	47	7.30%
Age 75 to 84	39	2.80%	29	3.88%	10	1.55%
Age 85 and over	10	0.72%	2	0.27%	8	1.24%
Age 18 and over	1,085	77.95%	578	77.27%	507	78.73%
Age 21 and over	1,010	72.56%	537	71.79%	473	73.45%
Age 65 and over	147	10.56%	82	10.96%	65	10.09%
Median Age	**36.85**		**36.67**		**37.04**	
2022 Projected Some Other Race Alone Population by Age	**26,303**		**12,863**		**13,440**	
Age 0 to 4	1,595	6.06%	771	5.99%	824	6.13%
Age 5 to 9	1,722	6.55%	892	6.93%	830	6.18%
Age 10 to 14	1,888	7.18%	1,012	7.87%	876	6.52%
Age 15 to 17	1,209	4.60%	606	4.71%	603	4.49%
Age 18 to 20	1,214	4.62%	631	4.91%	583	4.34%
Age 21 to 24	1,762	6.70%	887	6.90%	875	6.51%
Age 25 to 34	4,736	18.01%	2,402	18.67%	2,334	17.37%
Age 35 to 44	4,291	16.31%	2,095	16.29%	2,196	16.34%
Age 45 to 54	3,595	13.67%	1,664	12.94%	1,931	14.37%
Age 55 to 64	2,434	9.25%	1,172	9.11%	1,262	9.39%
Age 65 to 74	1,190	4.52%	480	3.73%	710	5.28%
Age 75 to 84	520	1.98%	187	1.45%	333	2.48%
Age 85 and over	147	0.56%	64	0.50%	83	0.62%
Age 18 and over	19,889	75.61%	9,582	74.49%	10,307	76.69%
Age 21 and over	18,675	71.00%	8,951	69.59%	9,724	72.35%
Age 65 and over	1,857	7.06%	731	5.68%	1,126	8.38%
Median Age	**32.94**		**31.80**		**34.12**	

MDS Research Company, Inc.

Pop-Facts: 2022 Projected Population by Age, Race and Sex	Redondo Beach, CA - PMA					
	Total Population	%	Male Population	%	Female Population	%
2022 Projected Two or More Races Population by Age	**28,476**		**14,194**		**14,282**	
Age 0 to 4	3,679	12.92%	1,910	13.46%	1,769	12.39%
Age 5 to 9	3,491	12.26%	1,764	12.43%	1,727	12.09%
Age 10 to 14	3,358	11.79%	1,684	11.86%	1,674	11.72%
Age 15 to 17	1,922	6.75%	987	6.95%	935	6.55%
Age 18 to 20	1,700	5.97%	882	6.21%	818	5.73%
Age 21 to 24	1,974	6.93%	997	7.02%	977	6.84%
Age 25 to 34	3,717	13.05%	1,907	13.44%	1,810	12.67%
Age 35 to 44	2,615	9.18%	1,303	9.18%	1,312	9.19%
Age 45 to 54	2,301	8.08%	1,036	7.30%	1,265	8.86%
Age 55 to 64	1,965	6.90%	950	6.69%	1,015	7.11%
Age 65 to 74	1,094	3.84%	536	3.78%	558	3.91%
Age 75 to 84	510	1.79%	189	1.33%	321	2.25%
Age 85 and over	150	0.53%	49	0.35%	101	0.71%
Age 18 and over	16,026	56.28%	7,849	55.30%	8,177	57.25%
Age 21 and over	14,326	50.31%	6,967	49.08%	7,359	51.53%
Age 65 and over	1,754	6.16%	774	5.45%	980	6.86%
Median Age	**21.18**		**20.56**		**21.89**	

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MDS Research Company, Inc.

Race and Hispanic Report	Redondo Beach, CA - PMA				
	2010 Census	2017 Estimate	% Change 2010-2017	2022 Projection	% Change 2017-2022
Universe Totals					
Population	362,969	376,394	3.70%	389,500	3.48%
Households	142,659	147,753	3.57%	152,890	3.48%
Families	93,383	96,554	3.40%	99,825	3.39%
Housing Units	149,641	154,910	3.52%	160,149	3.38%
Group Quarters Population	2,111	2,191	3.79%	2,196	0.23%
Population		**376,394**		**389,500**	
Not Hispanic or Latino		309,731		317,410	
Hispanic or Latino		66,663		72,090	
Mexican		41,761		45,144	
Puerto Rican		1,976		2,137	
Cuban		2,047		2,217	
All Other Hispanic or Latino		20,879		22,592	
Total Population by Single-Classification Race		**376,394**		**389,500**	
White Alone		226,979		224,339	
Black or African American Alone		11,857		12,803	
American Indian and Alaska Native Alone		1,469		1,563	
Asian Alone		87,014		94,624	
Native Hawaiian and Other Pacific Islander Alone		1,294		1,392	
Some Other Race Alone		23,617		26,303	
Two or More Races		24,164		28,476	
Hispanic or Latino Population by Single-Classification Race		**66,663**		**72,090**	
Not Hispanic or Latino		309,731		317,410	
Hisp./Latino, White Alone		35,267		37,050	
Hisp./Latino, Black or African American Alone		666		719	
Hisp./Latino, American Indian and Alaska Native Alone		722		784	
Hisp./Latino, Asian Alone		995		1,047	
Hisp./Latino, Native Hawaiian and Other Pacific Islander Alone		120		123	
Hisp./Latino, Some Other Race Alone		22,436		25,117	
Hisp./Latino, Two or More Races		6,457		7,250	
Hispanic or Latino Population by Sex		**66,663**		**72,090**	
Male		32,080		34,735	
Female		34,583		37,355	
Median Age		32.78		34.01	

MDS Research Company, Inc.

Race and Hispanic Report	Redondo Beach, CA - PMA				
	2010 Census	2017 Estimate	% Change 2010-2017	2022 Projection	% Change 2017-2022
Hispanic or Latino Population Age 25+ by Education		**41,045**		**45,729**	
No High School Diploma		9,124		10,250	
High School Graduate		8,735		9,740	
Some College or Associate's Degree		12,595		13,940	
Bachelor's Degree or Higher		10,591		11,799	
Hispanic or Latino Households by Single-Classification Race		**19,194**		**21,012**	
Not Hispanic or Latino		128,559		131,878	
Hisp./Latino, White Alone		10,777		11,459	
Hisp./Latino, Black or African American Alone		184		218	
Hisp./Latino, American Indian/Alaska Native Alone		260		288	
Hisp./Latino, Asian Alone		271		303	
Hisp./Latino, Hawaiian/Pacific Islander Alone		34		42	
Hisp./Latino, Some Other Race Alone		6,329		7,188	
Hisp./Latino, Two or More Races		1,339		1,514	
Hispanic or Latino Household Income		**19,194**		**21,012**	
Income Less than $15,000		1,437		1,370	
Income $15,000 to $24,999		1,553		1,578	
Income $25,000 to $34,999		1,716		1,719	
Income $35,000 to $49,999		2,320		2,423	
Income $50,000 to $74,999		3,211		3,364	
Income $75,000 to $99,999		2,637		2,787	
Income $100,000 to $124,999		1,904		2,170	
Income $125,000 to $149,999		1,190		1,516	
Income $150,000 to $199,999		1,515		1,762	
Income $200,000 or more		1,711		2,323	
Median Hispanic or Latino HH Income		**$ 70,017**		**$ 75,466**	
Average Hispanic or Latino HH Income		**$ 100,040**		**$ 109,391**	
Non-Hispanic or Latino Household Income		**128,559**		**131,878**	
Income Less than $15,000		7,484		6,805	
Income $15,000 to $24,999		6,639		6,145	
Income $25,000 to $34,999		6,872		6,529	
Income $35,000 to $49,999		9,222		8,732	
Income $50,000 to $74,999		17,443		16,289	
Income $75,000 to $99,999		13,998		14,029	
Income $100,000 to $124,999		12,985		12,909	
Income $125,000 to $149,999		10,929		11,400	
Income $150,000 to $199,999		15,796		16,598	
Income $200,000 or more		27,191		32,442	
Median Non-Hispanic HH Income		**$ 105,047**		**$ 114,350**	
Average Non-Hispanic HH Income		**$ 144,592**		**$ 156,475**	

MDS Research Company, Inc.

Race and Hispanic Report	Redondo Beach, CA - PMA				
	2010 Census	2017 Estimate	% Change 2010-2017	2022 Projection	% Change 2017-2022
Median HH Income by Single-Classification Race					
White Alone		$ 104,325		$ 114,190	
Black or African American Alone		$ 71,107		$ 75,799	
American Indian and Alaska Native Alone		$ 58,234		$ 63,669	
Asian Alone		$ 103,574		$ 112,112	
Native Hawaiian and Other Pacific Islander Alone		$ 72,089		$ 85,278	
Some Other Race Alone		$ 53,108		$ 59,185	
Two or More Races		$ 95,518		$ 102,850	

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MDS Research Company, Inc.

Effective Buying Income	Redondo Beach, CA - PMA	
		%
2017 Demographic Totals		
Population	376,394	
Households	147,753	
Families	96,554	
Group Quarters Population	2,191	
Housing Units	154,910	
2017 Average Household Size	**2.53**	
2017 Median Age	**42.94**	
2017 Median Household Income	**$ 99,015**	
2017 Median Owner-Occupied Housing Value	**$ 911,262**	
2017 Est. Households by Effective Buying Income	**147,753**	
EBI Less than $15,000	9,441	6.39%
EBI $15,000 to $24,999	9,039	6.12%
EBI $25,000 to $34,999	10,109	6.84%
EBI $35,000 to $49,999	15,628	10.58%
EBI $50,000 to $74,999	25,935	17.55%
EBI $75,000 to $99,999	22,860	15.47%
EBI $100,000 to $124,999	15,514	10.50%
EBI $125,000 to $149,999	11,995	8.12%
EBI $150,000 to $199,999	9,321	6.31%
EBI $200,000 to $249,999	3,733	2.53%
EBI $250,000 to $499,999	10,128	6.85%
EBI $500,000 or more	4,050	2.74%
2017 Average Effective Buying Income	$ 111,326	
2017 Median Effective Buying Income	$ 79,073	
2017 Aggregate Effective Buying Income	$ 16,448,814,...	

MDS Research Company, Inc.

Effective Buying Income	Redondo Beach, CA - PMA	
		%
2022 Demographic Totals		
Population	389,500	
Households	152,890	
Families	99,825	
Group Quarters Population	2,196	
Housing Units	160,149	
2022 Average Household Size	**2.53**	
2022 Median Age	**44.20**	
2022 Median Household Income	**$ 107,751**	
2022 Median All Owner-Occupied Housing Unit Value	**$ 993,455**	
2022 Proj. Households by Effective Buying Income	**152,890**	
EBI Less than $15,000	8,672	5.67%
EBI $15,000 to $24,999	8,500	5.56%
EBI $25,000 to $34,999	9,823	6.42%
EBI $35,000 to $49,999	14,945	9.78%
EBI $50,000 to $74,999	25,383	16.60%
EBI $75,000 to $99,999	23,336	15.26%
EBI $100,000 to $124,999	16,504	10.79%
EBI $125,000 to $149,999	13,016	8.51%
EBI $150,000 to $199,999	11,254	7.36%
EBI $200,000 to $249,999	4,279	2.80%
EBI $250,000 to $499,999	11,991	7.84%
EBI $500,000 or more	5,187	3.39%
2022 Average Effective Buying Income	**$ 120,342**	
2022 Median Effective Buying Income	**$ 84,772**	
2022 Aggregate Effective Buying Income	**$ 18,399,126,...**	

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MDS Research Company, Inc.

Middle Years	Redondo Beach, CA - PMA					
	2000/2010 Census	%	2017 Estimate	%	2022 Projection	%
Population*	**362,969**		**376,394**		**389,500**	
Percent Growth (2000-2022)***	3.84%		3.70%		3.48%	
Population by Age*						
Total Population	**362,969**		**376,394**		**389,500**	
Age 35 to 44	55,097	15.18%	48,149	12.79%	47,173	12.11%
Age 45 to 54	62,235	17.15%	59,087	15.70%	54,215	13.92%
Total Population, Male*	**179,141**		**185,316**		**191,558**	
Age 35 to 44	26,457	14.77%	23,556	12.71%	23,673	12.36%
Age 45 to 54	30,889	17.24%	28,410	15.33%	25,786	13.46%
Total Population, Female*	**183,828**		**191,078**		**197,942**	
Age 35 to 44	28,640	15.58%	24,593	12.87%	23,500	11.87%
Age 45 to 54	31,346	17.05%	30,677	16.05%	28,429	14.36%

MDS Research Company, Inc.

Middle Years	Redondo Beach, CA - PMA					
	2000/2010 Census	%	2017 Estimate	%	2022 Projection	%
Population by Single-Classification Race*						
White Alone	**232,324**		**226,979**		**224,339**	
Age 35 to 44	33,302	14.33%	27,028	11.91%	24,993	11.14%
Age 45 to 54	41,091	17.69%	36,571	16.11%	31,740	14.15%
Black or African American Alone	**10,676**		**11,857**		**12,803**	
Age 35 to 44	1,758	16.47%	1,765	14.89%	1,839	14.36%
Age 45 to 54	1,885	17.66%	2,018	17.02%	2,044	15.97%
American Indian and Alaska Native Alone	**1,329**		**1,469**		**1,563**	
Age 35 to 44	208	15.65%	196	13.34%	199	12.73%
Age 45 to 54	252	18.96%	280	19.06%	276	17.66%
Asian Alone	**78,022**		**87,014**		**94,624**	
Age 35 to 44	14,013	17.96%	12,837	14.75%	13,031	13.77%
Age 45 to 54	14,323	18.36%	14,618	16.80%	14,022	14.82%
Native Hawaiian and Other Pacific Islander Alone	**1,176**		**1,294**		**1,392**	
Age 35 to 44	191	16.24%	200	15.46%	200	14.37%
Age 45 to 54	204	17.35%	216	16.69%	229	16.45%
Some Other Race Alone	**20,433**		**23,617**		**26,303**	
Age 35 to 44	3,604	17.64%	3,844	16.28%	4,291	16.31%
Age 45 to 54	2,788	13.64%	3,265	13.82%	3,595	13.67%
Two or More Races	**19,009**		**24,164**		**28,476**	
Age 35 to 44	2,015	10.60%	2,272	9.40%	2,615	9.18%
Age 45 to 54	1,694	8.91%	2,116	8.76%	2,301	8.08%
Population by Hispanic or Latino*						
Hispanic or Latino	**60,023**		**66,663**		**72,090**	
Age 35 to 44	9,750	16.24%	9,750	14.63%	10,376	14.39%
Age 45 to 54	8,229	13.71%	8,983	13.48%	9,235	12.81%

MDS Research Company, Inc.

Middle Years	Redondo Beach, CA - PMA					
	2000/2010 Census	%	2017 Estimate	%	2022 Projection	%
Households by HH Income by Age of Householder**						
Householder Age 35 to 44	**36,167**		**24,539**		**23,707**	
Income Less than $15,000	1,669	4.61%	807	3.29%	628	2.65%
Income $15,000 to $24,999	1,715	4.74%	650	2.65%	540	2.28%
Income $25,000 to $34,999	2,210	6.11%	861	3.51%	718	3.03%
Income $35,000 to $49,999	4,278	11.83%	1,565	6.38%	1,369	5.77%
Income $50,000 to $74,999	6,996	19.34%	3,069	12.51%	2,619	11.05%
Income $75,000 to $99,999	6,151	17.01%	2,900	11.82%	2,689	11.34%
Income $100,000 to $124,999	4,396	12.15%	2,920	11.90%	2,688	11.34%
Income $125,000 to $149,999	2,434	6.73%	2,330	9.50%	2,251	9.50%
Income $150,000 to $199,999	2,804	7.75%	3,732	15.21%	3,686	15.55%
Income $200,000 or more	3,514	9.72%	5,705	23.25%	6,519	27.50%
Median Household Income	**$ 79,940**		**$ 120,698**		**$ 131,691**	
Households by HH Income by Age of Householder**						
Householder Age 45 - 54	**29,616**		**32,555**		**29,720**	
Income Less than $15,000	1,558	5.26%	1,161	3.57%	877	2.95%
Income $15,000 to $24,999	1,280	4.32%	982	3.02%	749	2.52%
Income $25,000 to $34,999	1,859	6.28%	1,177	3.62%	926	3.12%
Income $35,000 to $49,999	3,117	10.52%	1,690	5.19%	1,374	4.62%
Income $50,000 to $74,999	5,381	18.17%	3,804	11.68%	3,097	10.42%
Income $75,000 to $99,999	4,243	14.33%	3,622	11.13%	3,154	10.61%
Income $100,000 to $124,999	3,589	12.12%	3,531	10.85%	3,077	10.35%
Income $125,000 to $149,999	2,260	7.63%	2,959	9.09%	2,776	9.34%
Income $150,000 to $199,999	2,817	9.51%	4,649	14.28%	4,315	14.52%
Income $200,000 or more	3,512	11.86%	8,980	27.58%	9,375	31.54%
Median Household Income	**$ 84,504**		**$ 127,623**		**$ 139,463**	
Households by Household Income**						
Total Households	**141,175**		**147,753**		**152,890**	
Income Less than $15,000	10,635	7.53%	8,921	6.04%	8,175	5.35%
Income $15,000 to $24,999	9,590	6.79%	8,192	5.54%	7,723	5.05%
Income $25,000 to $34,999	11,078	7.85%	8,588	5.81%	8,248	5.39%
Income $35,000 to $49,999	18,212	12.90%	11,542	7.81%	11,155	7.30%
Income $50,000 to $74,999	27,138	19.22%	20,654	13.98%	19,653	12.85%
Income $75,000 to $99,999	19,952	14.13%	16,635	11.26%	16,816	11.00%
Income $100,000 to $124,999	14,610	10.35%	14,889	10.08%	15,079	9.86%
Income $125,000 to $149,999	8,723	6.18%	12,119	8.20%	12,916	8.45%
Income $150,000 to $199,999	9,543	6.76%	17,311	11.72%	18,360	12.01%
Income $200,000 to $249,999	4,621	3.27%	9,146	6.19%	11,209	7.33%
Income $250,000 to $499,999	4,421	3.13%	12,672	8.58%	14,510	9.49%
Income $500,000 or more	2,652	1.88%	7,084	4.79%	9,046	5.92%
Average Household Income	**$ 95,062**		**$ 138,805**		**$ 150,004**	
Median Household Income	**$ 69,412**		**$ 99,015**		**$ 107,751**	
Owner-Occupied Housing Units by Value**						
Total Owner-Occupied Housing Units	**81,642**		**86,510**		**89,390**	
Value Less than $20,000	340	0.42%	596	0.69%	523	0.59%
Value $20,000 to $39,999	700	0.86%	134	0.15%	108	0.12%
Value $40,000 to $59,999	400	0.49%	165	0.19%	141	0.16%
Value $60,000 to $79,999	329	0.40%	154	0.18%	134	0.15%
Value $80,000 to $99,999	488	0.60%	114	0.13%	88	0.10%
Value $100,000 to $149,999	2,068	2.53%	209	0.24%	184	0.21%
Value $150,000 to $199,999	5,132	6.29%	213	0.25%	146	0.16%
Value $200,000 to $299,999	15,507	18.99%	774	0.89%	555	0.62%
Value $300,000 to $399,999	16,610	20.34%	2,293	2.65%	1,680	1.88%

MDS Research Company, Inc.

Middle Years	Redondo Beach, CA - PMA					
	2000/2010 Census	%	2017 Estimate	%	2022 Projection	%
Value $400,000 to $499,999	12,412	15.20%	4,720	5.46%	3,523	3.94%
Value $500,000 to $749,999	16,410	20.10%	19,910	23.01%	17,563	19.65%
Value $750,000 to $999,999	6,755	8.27%	21,662	25.04%	20,589	23.03%
Value $1,000,000 or more	4,491	5.50%	35,566	41.11%	44,156	49.40%
Median All Owner-Occupied Housing Unit Value	**$ 395,467**		**$ 911,262**		**$ 993,455**	
Occupied Housing Units by Tenure*	**142,659**		**147,753**		**152,890**	
Owner-Occupied	83,706	58.68%	86,510	58.55%	89,390	58.47%
Renter-Occupied	58,953	41.32%	61,243	41.45%	63,500	41.53%

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*Census column is 2010 Data.

**Census column is 2000 Data.

***Percent growth figures are as follows: 2010 (2000-2010), 2017 (2010-2017), and 2022 (2017-2022).

MDS Research Company, Inc.

Young Adults	Redondo Beach, CA - PMA					
	2000/2010 Census	%	2017 Estimate	%	2022 Projection	%
Population*	**362,969**		**376,394**		**389,500**	
Percent Growth (2000 to 2022)***	3.84%		3.70%		3.48%	
Population by Age*						
Total Population	**362,969**		**376,394**		**389,500**	
Age 15 to 17	15,212	4.19%	13,831	3.67%	13,824	3.55%
Age 18 to 20	10,606	2.92%	12,940	3.44%	12,890	3.31%
Age 21 to 24	14,029	3.87%	18,394	4.89%	18,178	4.67%
Age 25 to 34	44,993	12.40%	45,025	11.96%	47,462	12.19%
Total Population, Male*	**179,141**		**185,316**		**191,558**	
Age 15 to 17	7,815	4.36%	7,033	3.80%	7,081	3.70%
Age 18 to 20	5,758	3.21%	6,674	3.60%	6,662	3.48%
Age 21 to 24	7,191	4.01%	9,424	5.09%	9,265	4.84%
Age 25 to 34	22,623	12.63%	23,142	12.49%	24,440	12.76%
Total Population, Female*	**183,828**		**191,078**		**197,942**	
Age 15 to 17	7,397	4.02%	6,798	3.56%	6,743	3.41%
Age 18 to 20	4,848	2.64%	6,266	3.28%	6,228	3.15%
Age 21 to 24	6,838	3.72%	8,970	4.69%	8,913	4.50%
Age 25 to 34	22,370	12.17%	21,883	11.45%	23,022	11.63%

MDS Research Company, Inc.

Young Adults	Redondo Beach, CA - PMA					
	2000/2010 Census	%	2017 Estimate	%	2022 Projection	%
Population by Single-Classification Race*						
White Alone	**232,324**		**226,979**		**224,339**	
Age 15 to 17	8,569	3.69%	7,317	3.22%	6,968	3.11%
Age 18 to 20	6,110	2.63%	7,025	3.09%	6,653	2.97%
Age 21 to 24	8,351	3.59%	10,125	4.46%	9,588	4.27%
Age 25 to 34	27,189	11.70%	24,456	10.77%	23,691	10.56%
Black or African American Alone	**10,676**		**11,857**		**12,803**	
Age 15 to 17	548	5.13%	468	3.95%	500	3.91%
Age 18 to 20	394	3.69%	473	3.99%	442	3.45%
Age 21 to 24	535	5.01%	613	5.17%	597	4.66%
Age 25 to 34	1,507	14.12%	1,681	14.18%	1,821	14.22%
American Indian and Alaska Native Alone	**1,329**		**1,469**		**1,563**	
Age 15 to 17	66	4.97%	58	3.95%	67	4.29%
Age 18 to 20	53	3.99%	69	4.70%	64	4.09%
Age 21 to 24	68	5.12%	77	5.24%	83	5.31%
Age 25 to 34	184	13.84%	207	14.09%	222	14.20%
Asian Alone	**78,022**		**87,014**		**94,624**	
Age 15 to 17	3,374	4.32%	3,008	3.46%	2,995	3.17%
Age 18 to 20	2,024	2.59%	2,854	3.28%	2,847	3.01%
Age 21 to 24	2,645	3.39%	4,029	4.63%	4,080	4.31%
Age 25 to 34	9,906	12.70%	11,208	12.88%	13,081	13.82%
Native Hawaiian and Other Pacific Islander Alone	**1,176**		**1,294**		**1,392**	
Age 15 to 17	72	6.12%	58	4.48%	66	4.74%
Age 18 to 20	55	4.68%	65	5.02%	75	5.39%
Age 21 to 24	68	5.78%	86	6.65%	78	5.60%
Age 25 to 34	167	14.20%	174	13.45%	199	14.30%
Some Other Race Alone	**20,433**		**23,617**		**26,303**	
Age 15 to 17	1,085	5.31%	1,124	4.76%	1,209	4.60%
Age 18 to 20	1,067	5.22%	1,122	4.75%	1,214	4.62%
Age 21 to 24	1,345	6.58%	1,757	7.44%	1,762	6.70%
Age 25 to 34	3,736	18.28%	4,310	18.25%	4,736	18.01%
Two or More Races	**19,009**		**24,164**		**28,476**	
Age 15 to 17	1,501	7.90%	1,657	6.86%	1,922	6.75%
Age 18 to 20	905	4.76%	1,454	6.02%	1,700	5.97%
Age 21 to 24	1,015	5.34%	1,723	7.13%	1,974	6.93%
Age 25 to 34	2,298	12.09%	2,980	12.33%	3,717	13.05%

MDS Research Company, Inc.

Young Adults	Redondo Beach, CA - PMA					
	2000/2010 Census	%	2017 Estimate	%	2022 Projection	%
Population by Hispanic or Latino*						
Hispanic or Latino	**60,023**		**66,663**		**72,090**	
Age 15 to 17	3,419	5.70%	3,263	4.89%	3,455	4.79%
Age 18 to 20	2,866	4.77%	3,140	4.71%	3,304	4.58%
Age 21 to 24	3,342	5.57%	4,369	6.55%	4,289	5.95%
Age 25 to 34	8,916	14.85%	9,914	14.87%	10,748	14.91%
Householder by HH Income by Age of Householder**						
Householder Age 15 - 24	**3,375**		**2,895**		**2,998**	
Income Less than $15,000	715	21.19%	433	14.96%	413	13.78%
Income $15,000 to $24,999	486	14.40%	235	8.12%	225	7.51%
Income $25,000 to $34,999	436	12.92%	397	13.71%	380	12.68%
Income $35,000 to $49,999	557	16.50%	337	11.64%	322	10.74%
Income $50,000 to $74,999	726	21.51%	651	22.49%	694	23.15%
Income $75,000 to $99,999	205	6.07%	382	13.20%	434	14.48%
Income $100,000 to $124,999	155	4.59%	181	6.25%	184	6.14%
Income $125,000 to $149,999	50	1.48%	128	4.42%	159	5.30%
Income $150,000 to $199,999	29	0.86%	132	4.56%	150	5.00%
Income $200,000 or more	16	0.47%	19	0.66%	37	1.23%
Median Household Income	**$ 36,360**		**$ 51,747**		**$ 55,728**	
Householder by HH Income by Age of Householder**						
Householder Age 25 to 34	**25,168**		**16,715**		**15,911**	
Income Less than $15,000	1,419	5.64%	925	5.53%	761	4.78%
Income $15,000 to $24,999	1,519	6.04%	719	4.30%	570	3.58%
Income $25,000 to $34,999	2,256	8.96%	912	5.46%	802	5.04%
Income $35,000 to $49,999	3,973	15.79%	1,583	9.47%	1,378	8.66%
Income $50,000 to $74,999	5,952	23.65%	2,895	17.32%	2,503	15.73%
Income $75,000 to $99,999	3,710	14.74%	2,350	14.06%	2,190	13.76%
Income $100,000 to $124,999	2,447	9.72%	1,882	11.26%	1,805	11.34%
Income $125,000 to $149,999	1,473	5.85%	1,484	8.88%	1,498	9.41%
Income $150,000 to $199,999	1,276	5.07%	1,773	10.61%	1,780	11.19%
Income $200,000 or more	1,143	4.54%	2,192	13.11%	2,624	16.49%
Median Household Income	**$ 64,352**		**$ 89,080**		**$ 97,163**	
Households by Household Income**						
Total Households	**141,175**		**147,753**		**152,890**	
Income Less than $15,000	10,635	7.53%	8,921	6.04%	8,175	5.35%
Income $15,000 to $24,999	9,590	6.79%	8,192	5.54%	7,723	5.05%
Income $25,000 to $34,999	11,078	7.85%	8,588	5.81%	8,248	5.39%
Income $35,000 to $49,999	18,212	12.90%	11,542	7.81%	11,155	7.30%
Income $50,000 to $74,999	27,138	19.22%	20,654	13.98%	19,653	12.85%
Income $75,000 to $99,999	19,952	14.13%	16,635	11.26%	16,816	11.00%
Income $100,000 to $124,999	14,610	10.35%	14,889	10.08%	15,079	9.86%
Income $125,000 to $149,999	8,723	6.18%	12,119	8.20%	12,916	8.45%
Income $150,000 to $199,999	9,543	6.76%	17,311	11.72%	18,360	12.01%
Income $200,000 to $249,999	4,621	3.27%	9,146	6.19%	11,209	7.33%
Income $250,000 to $499,999	4,421	3.13%	12,672	8.58%	14,510	9.49%
Income $500,000 or more	2,652	1.88%	7,084	4.79%	9,046	5.92%
Average Household Income	**$ 95,062**		**$ 138,805**		**$ 150,004**	
Median Household Income	**$ 69,412**		**$ 99,015**		**$ 107,751**	
Owner-Occupied Housing Units by Value**						
Total Owner-Occupied Housing Units	**81,642**		**86,510**		**89,390**	

MDS Research Company, Inc.

Young Adults	Redondo Beach, CA - PMA					
	2000/2010 Census	%	2017 Estimate	%	2022 Projection	%
Value Less than $20,000	340	0.42%	596	0.69%	523	0.59%
Value $20,000 to $39,999	700	0.86%	134	0.15%	108	0.12%
Value $40,000 to $59,999	400	0.49%	165	0.19%	141	0.16%
Value $60,000 to $79,999	329	0.40%	154	0.18%	134	0.15%
Value $80,000 to $99,999	488	0.60%	114	0.13%	88	0.10%
Value $100,000 to $149,999	2,068	2.53%	209	0.24%	184	0.21%
Value $150,000 to $199,999	5,132	6.29%	213	0.25%	146	0.16%
Value $200,000 to $299,999	15,507	18.99%	774	0.89%	555	0.62%
Value $300,000 to $399,999	16,610	20.34%	2,293	2.65%	1,680	1.88%
Value $400,000 to $499,999	12,412	15.20%	4,720	5.46%	3,523	3.94%
Value $500,000 to $749,999	16,410	20.10%	19,910	23.01%	17,563	19.65%
Value $750,000 to $999,999	6,755	8.27%	21,662	25.04%	20,589	23.03%
Value $1,000,000 or more	4,491	5.50%	35,566	41.11%	44,156	49.40%
Median All Owner-Occupied Housing Unit Value	**$ 395,467**		**$ 911,262**		**$ 993,455**	
Occupied Housing Units by Tenure*	**142,659**		**147,753**		**152,890**	
Owner-Occupied	83,706	58.68%	86,510	58.55%	89,390	58.47%
Renter-Occupied	58,953	41.32%	61,243	41.45%	63,500	41.53%

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MDS Research Company, Inc.

Business-Facts: Businesses by Major Sectors	Redondo Beach, CA - PMA				
	NAICS Code	Total Establishments	Total Employees	Sales ($ Thousands)	Establishments with 100 or more Employees
Total Businesses	**All**	**21,129**	**205,505**	**$ 43,751,969**	**267**
Dominant Major Group		Healthcare and...	Retail Trade	Manufacturing	Retail Trade
Dominant Minor Group		Healthcare and...	Healthcare...	Manufacturing	Manufacturing
Retail Trade	**44-45**	**2,445**	**29,428**	**$ 7,936,232**	**56**
Motor Vehicle and Parts Dealers	441	188	3,640	$ 1,911,455	10
Furniture and Home Furnishing Stores	442	144	1,200	$ 272,449	0
Electronics and Appliance Stores	443	175	2,138	$ 453,738	4
Building Material and Garden Equipment and Supplies Dealers	444	151	1,277	$ 431,394	2
Food and Beverage Stores	445	271	4,812	$ 1,157,155	14
Health and Personal Care Stores	446	240	2,508	$ 525,481	3
Gasoline Stations	447	127	402	$ 502,394	0
Clothing and Accessories Stores	448	448	3,798	$ 601,775	2
Sporting Goods, Hobby, Musical Instrument and Book Stores	451	200	2,011	$ 307,215	4
General Merchandise Stores	452	64	3,965	$ 789,746	13
Miscellaneous Store Retailers	453	379	3,184	$ 717,274	3
Nonstore Retailers	454	58	493	$ 266,156	1
Finance and Insurance	**52**	**1,761**	**10,847**	**$ 3,517,246**	**7**
Monetary Authorities-Central Bank	521	0	0	$ 0	0
Credit Intermediation and Related Activities	522	659	5,335	$ 1,835,679	4
Securities, Commodity Contracts, and Other Financial Investments and Related Activities	523	432	2,661	$ 840,906	2
Insurance Carriers and Related Activities	524	656	2,791	$ 769,885	1
Funds, Trusts and Other Financial Vehicles	525	14	60	$ 70,776	0
Accommodation and Food Services	**72**	**1,313**	**22,143**	**$ 1,488,749**	**35**
Accommodation	721	86	3,831	$ 416,387	9
Food Services and Drinking Places	722	1,227	18,312	$ 1,072,362	26
Other Services (except Public Administration)	**81**	**2,033**	**9,859**	**$ 572,242**	**2**
Repair and Maintenance	811	487	2,383	$ 292,047	0
Personal and Laundry Services	812	1,115	4,700	$ 265,312	0
Religious, Grantmaking, Civic, Professional, and Similar Organizations	813	431	2,776	$ 14,883	2
Agriculture, Forestry, Fishing and Hunting	**11**	**15**	**61**	**$ 7,255**	**0**
Mining, Quarrying, and Oil and Gas Extraction	**21**	**4**	**24**	**$ 10,388**	**0**
Utilities	**22**	**11**	**116**	**$ 64,968**	**0**
Construction	**23**	**1,029**	**5,790**	**$ 1,237,663**	**3**
Manufacturing	**31-33**	**548**	**21,226**	**8,483,945**	**30**
Wholesale Trade	**42**	**594**	**7,124**	**$ 7,526,593**	**10**
Transportation and Warehousing	**48-49**	**421**	**4,512**	**663,803**	**8**
Information	**51**	**545**	**7,346**	**$ 2,707,747**	**14**
Real Estate and Rental and Leasing	**53**	**1,241**	**9,031**	**$ 1,650,206**	**15**
Professional, Scientific, and Technical Services	**54**	**2,841**	**19,111**	**$ 3,089,649**	**23**
Management of Companies and Enterprises	**55**	**25**	**181**	**$ 69,587**	**0**
Administrative and Support and Waste Management and Remediation Services	**56**	**775**	**6,652**	**$ 689,362**	**6**

MDS Research Company, Inc.

Business-Facts: Businesses by Major Sectors	Redondo Beach, CA - PMA				
	NAICS Code	Total Establishments	Total Employees	Sales ($ Thousands)	Establishments with 100 or more Employees
Educational Services	**61**	**529**	**11,296**	**$ 64,855**	**18**
Healthcare and Social Assistance	**62**	**4,346**	**26,877**	**$ 3,363,942**	**13**
Arts, Entertainment, and Recreation	**71**	**413**	**5,039**	**$ 607,537**	**7**
Public Administration	**92**	**240**	**8,842**	**$ 0**	**20**
Daytime Population		205,505			
Residential Population		376,394			
Households		147,753			
Average Household Income		$ 138,805			
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MDS Research Company, Inc.

Senior Life	Redondo Beach, CA - PMA					
	2000/2010 Census	%	2017 Estimate	%	2022 Projection	%
Population*	**362,969**		**376,394**		**389,500**	
Percent Growth (2000 to 2022)* **	3.84%		3.70%		3.48%	
Population by Age*						
Total Population	**362,969**		**376,394**		**389,500**	
Age 45 to 54	62,235	17.15%	59,087	15.70%	54,215	13.92%
Age 55 to 64	44,164	12.17%	54,822	14.57%	60,790	15.61%
Age 65 to 74	26,818	7.39%	35,963	9.55%	44,272	11.37%
Age 75 to 84	17,943	4.94%	19,859	5.28%	23,038	5.91%
Age 85 and over	7,283	2.01%	8,541	2.27%	8,655	2.22%
Age 65 and over	52,044	14.34%	64,363	17.10%	75,965	19.50%
Total Population, Male	**179,141**		**185,316**		**191,558**	
Age 45 to 54	30,889	17.24%	28,410	15.33%	25,786	13.46%
Age 55 to64	21,776	12.16%	27,027	14.58%	29,552	15.43%
Age 65 to 74	12,810	7.15%	17,182	9.27%	21,222	11.08%
Age 75 to 84	7,886	4.40%	8,904	4.80%	10,380	5.42%
Age 85 and over	2,750	1.54%	3,247	1.75%	3,254	1.70%
Age 65 and over	23,446	13.09%	29,333	15.83%	34,856	18.20%
Total Population, Female	**183,828**		**191,078**		**197,942**	
Age 45 to 54	31,346	17.05%	30,677	16.05%	28,429	14.36%
Age 55 to 64	22,388	12.18%	27,795	14.55%	31,238	15.78%
Age 65 to 74	14,008	7.62%	18,781	9.83%	23,050	11.64%
Age 75 to 84	10,057	5.47%	10,955	5.73%	12,658	6.39%
Age 85 and over	4,533	2.47%	5,294	2.77%	5,401	2.73%
Age 65 and over	28,598	15.56%	35,030	18.33%	41,109	20.77%

MDS Research Company, Inc.

Senior Life	Redondo Beach, CA - PMA					
	2000/2010 Census	%	2017 Estimate	%	2022 Projection	%
Population by Single-Classification Race*						
White Alone	**232,324**		**226,979**		**224,339**	
Age 65 and over	40,337	17.36%	47,752	21.04%	54,244	24.18%
Black or African American Alone	**10,676**		**11,857**		**12,803**	
Age 65 and over	881	8.25%	1,268	10.69%	1,658	12.95%
American Indian and Alaska Native Alone	**1,329**		**1,469**		**1,563**	
Age 65 and over	132	9.93%	171	11.64%	210	13.44%
Asian Alone	**78,022**		**87,014**		**94,624**	
Age 65 and over	9,007	11.54%	12,519	14.39%	16,106	17.02%
Native Hawaiian and Other Pacific Islander Alone	**1,176**		**1,294**		**1,392**	
Age 65 and over	85	7.23%	113	8.73%	147	10.56%
Some Other Race Alone	**20,433**		**23,617**		**26,303**	
Age 65 and over	885	4.33%	1,358	5.75%	1,857	7.06%
Two or More Races	**19,009**		**24,164**		**28,476**	
Age 65 and over	728	3.83%	1,195	4.95%	1,754	6.16%
Population by Hispanic or Latino*						
Hispanic or Latino	**60,023**		**66,663**		**72,090**	
Age 65 and over	4,418	7.36%	6,208	9.31%	8,048	11.16%
Not Hispanic or Latino	**302,946**		**309,731**		**317,410**	

MDS Research Company, Inc.

Senior Life	Redondo Beach, CA - PMA					
	2000/2010 Census	%	2017 Estimate	%	2022 Projection	%
Households by HH Income by Age of Householder Householder Age 45 to 54**	**29,616**		**32,555**		**29,720**	
Income Less than $15,000	1,558	5.26%	1,161	3.57%	877	2.95%
Income $15,000 to $24,999	1,280	4.32%	982	3.02%	749	2.52%
Income $25,000 to $34,999	1,859	6.28%	1,177	3.62%	926	3.12%
Income $35,000 to $49,999	3,117	10.52%	1,690	5.19%	1,374	4.62%
Income $50,000 to $74,999	5,381	18.17%	3,804	11.68%	3,097	10.42%
Income $75,000 to $99,999	4,243	14.33%	3,622	11.13%	3,154	10.61%
Income $100,000 to $124,999	3,589	12.12%	3,531	10.85%	3,077	10.35%
Income $125,000 to $149,999	2,260	7.63%	2,959	9.09%	2,776	9.34%
Income $150,000 to $199,999	2,817	9.51%	4,649	14.28%	4,315	14.52%
Income $200,000 or more	3,512	11.86%	8,980	27.58%	9,375	31.54%
Median Household Income	**$ 84,504**		**$ 127,623**		**$ 139,463**	
Households by HH Income by Age of Householder Householder Age 55 to 64**	**19,550**		**31,114**		**34,082**	
Income Less than $15,000	1,194	6.11%	1,596	5.13%	1,450	4.25%
Income $15,000 to $24,999	1,051	5.38%	1,389	4.46%	1,276	3.74%
Income $25,000 to $34,999	1,178	6.03%	1,418	4.56%	1,374	4.03%
Income $35,000 to $49,999	2,044	10.46%	2,019	6.49%	1,985	5.82%
Income $50,000 to $74,999	3,453	17.66%	4,005	12.87%	3,907	11.46%
Income $75,000 to $99,999	2,823	14.44%	3,534	11.36%	3,735	10.96%
Income $100,000 to $124,999	2,352	12.03%	3,073	9.88%	3,292	9.66%
Income $125,000 to $149,999	1,562	7.99%	2,649	8.51%	2,977	8.73%
Income $150,000 to $199,999	1,657	8.48%	3,907	12.56%	4,405	12.92%
Income $200,000 or more	2,236	11.44%	7,524	24.18%	9,681	28.41%
Median Household Income	**$ 82,572**		**$ 112,984**		**$ 125,185**	
Households by HH Income by Age of Householder Householder Age 65 to 74**	**15,213**		**21,519**		**26,144**	
Income Less than $15,000	1,751	11.51%	1,280	5.95%	1,349	5.16%
Income $15,000 to $24,999	1,586	10.43%	1,352	6.28%	1,431	5.47%
Income $25,000 to $34,999	1,562	10.27%	1,510	7.02%	1,634	6.25%
Income $35,000 to $49,999	2,452	16.12%	2,058	9.56%	2,279	8.72%
Income $50,000 to $74,999	2,742	18.02%	3,551	16.50%	3,953	15.12%
Income $75,000 to $99,999	1,757	11.55%	2,365	10.99%	2,880	11.02%
Income $100,000 to $124,999	1,217	8.00%	2,228	10.35%	2,754	10.53%
Income $125,000 to $149,999	629	4.13%	1,666	7.74%	2,148	8.22%
Income $150,000 to $199,999	627	4.12%	2,185	10.15%	2,855	10.92%
Income $200,000 or more	890	5.85%	3,324	15.45%	4,861	18.59%
Median Household Income	**$ 52,330**		**$ 85,661**		**$ 96,059**	
Households by HH Income by Age of Householder Householder Age 75 to 84**	**9,660**		**12,661**		**14,546**	
Income Less than $15,000	1,697	17.57%	1,526	12.05%	1,589	10.92%
Income $15,000 to $24,999	1,525	15.79%	1,748	13.81%	1,854	12.75%
Income $25,000 to $34,999	1,276	13.21%	1,483	11.71%	1,601	11.01%
Income $35,000 to $49,999	1,474	15.26%	1,631	12.88%	1,791	12.31%
Income $50,000 to $74,999	1,563	16.18%	1,956	15.45%	2,149	14.77%
Income $75,000 to $99,999	897	9.29%	1,121	8.85%	1,350	9.28%
Income $100,000 to $124,999	387	4.01%	737	5.82%	906	6.23%
Income $125,000 to $149,999	245	2.54%	658	5.20%	827	5.69%
Income $150,000 to $199,999	270	2.80%	788	6.22%	1,002	6.89%
Income $200,000 or more	326	3.37%	1,013	8.00%	1,477	10.15%
Median Household Income	**$ 38,379**		**$ 49,471**		**$ 55,095**	

MDS Research Company, Inc.

Senior Life	Redondo Beach, CA - PMA					
	2000/2010 Census	%	2017 Estimate	%	2022 Projection	%
Households by HH Income by Age of Householder**						
Householder Age 85 and over	**2,426**		**5,755**		**5,782**	
Income Less than $15,000	632	26.05%	1,193	20.73%	1,108	19.16%
Income $15,000 to $24,999	428	17.64%	1,117	19.41%	1,078	18.64%
Income $25,000 to $34,999	301	12.41%	830	14.42%	813	14.06%
Income $35,000 to $49,999	317	13.07%	659	11.45%	657	11.36%
Income $50,000 to $74,999	325	13.40%	723	12.56%	731	12.64%
Income $75,000 to $99,999	166	6.84%	361	6.27%	384	6.64%
Income $100,000 to $124,999	67	2.76%	337	5.86%	373	6.45%
Income $125,000 to $149,999	70	2.89%	245	4.26%	280	4.84%
Income $150,000 to $199,999	63	2.60%	145	2.52%	167	2.89%
Income $200,000 or more	57	2.35%	145	2.52%	191	3.30%
Median Household Income	**$ 30,083**		**$ 31,837**		**$ 33,672**	
Households by HH Income**						
Total Household	**141,175**		**147,753**		**152,890**	
Income Less than $15,000	10,635	7.53%	8,921	6.04%	8,175	5.35%
Income $15,000 to $24,999	9,590	6.79%	8,192	5.54%	7,723	5.05%
Income $25,000 to $34,999	11,078	7.85%	8,588	5.81%	8,248	5.39%
Income $35,000 to $49,999	18,212	12.90%	11,542	7.81%	11,155	7.30%
Income $50,000 to $74,999	27,138	19.22%	20,654	13.98%	19,653	12.85%
Income $75,000 to $99,999	19,952	14.13%	16,635	11.26%	16,816	11.00%
Income $100,000 to $124,999	14,610	10.35%	14,889	10.08%	15,079	9.86%
Income $125,000 to $149,999	8,723	6.18%	12,119	8.20%	12,916	8.45%
Income $150,000 to $199,999	9,543	6.76%	17,311	11.72%	18,360	12.01%
Income $200,000 to $249,999	4,621	3.27%	9,146	6.19%	11,209	7.33%
Income $250,000 to $499,999	4,421	3.13%	12,672	8.58%	14,510	9.49%
Income $500,000 or more	2,652	1.88%	7,084	4.79%	9,046	5.92%
Average Household Income	**$ 95,062**		**$ 138,805**		**$ 150,004**	
Median Household Income	**$ 69,412**		**$ 99,015**		**$ 107,751**	
Owner Occupied Housing Units by Value**						
Total Owner-Occupied Housing Units	**81,642**		**86,510**		**89,390**	
Value Less than $20,000	340	0.42%	596	0.69%	523	0.59%
Value $20,000 to $39,999	700	0.86%	134	0.15%	108	0.12%
Value $40,000 to $59,999	400	0.49%	165	0.19%	141	0.16%
Value $60,000 to $79,999	329	0.40%	154	0.18%	134	0.15%
Value $80,000 to $99,999	488	0.60%	114	0.13%	88	0.10%
Value $100,000 to $149,999	2,068	2.53%	209	0.24%	184	0.21%
Value $150,000 to $199,999	5,132	6.29%	213	0.25%	146	0.16%
Value $200,000 to $299,999	15,507	18.99%	774	0.89%	555	0.62%
Value $300,000 to $399,999	16,610	20.34%	2,293	2.65%	1,680	1.88%
Value $400,000 to $499,999	12,412	15.20%	4,720	5.46%	3,523	3.94%
Value $500,000 to $749,999	16,410	20.10%	19,910	23.01%	17,563	19.65%
Value $750,000 to $999,999	6,755	8.27%	21,662	25.04%	20,589	23.03%
Value $1,000,000 or more	4,491	5.50%	35,566	41.11%	44,156	49.40%
Median All Owner-Occupied Housing Unit Value	**$ 395,467**		**$ 911,262**		**$ 993,455**	
Group Quarters by Population Type*	**2,111**		**2,191**		**2,196**	
Correctional Institutions	6	0.28%	6	0.27%	6	0.27%
Nursing Homes	715	33.87%	743	33.91%	743	33.83%
Other Institutions	0	0.00%	0	0.00%	0	0.00%
College Dormitories	131	6.21%	135	6.16%	135	6.15%
Military Quarters	0	0.00%	0	0.00%	0	0.00%
Other Noninstitutional Quarters	1,182	55.99%	1,229	56.09%	1,234	56.19%

MDS Research Company, Inc.

Senior Life	Redondo Beach, CA - PMA					
	2000/2010 Census	%	2017 Estimate	%	2022 Projection	%
Occupied Housing Units by Tenure*	**142,659**		**147,753**		**152,890**	
Owner-Occupied	83,706	58.68%	86,510	58.55%	89,390	58.47%
Renter-Occupied	58,953	41.32%	61,243	41.45%	63,500	41.53%
Households by Tenure by Age of Householder*						
Total Households	142,659		147,753		152,890	
Owner-Occupied	**83,706**		**86,510**		**89,390**	
Householder 55 to 64 years	18,483	22.08%	21,861	25.27%	23,478	26.26%
Householder 65 to 74 years	13,095	15.64%	16,896	19.53%	20,265	22.67%
Householder 75 to 84 years	9,597	11.47%	10,185	11.77%	11,539	12.91%
Householder 85 years and over	3,788	4.53%	4,168	4.82%	4,149	4.64%
Renter-Occupied	**58,953**		**61,243**		**63,500**	
Householder 55 to 64 years	7,138	12.11%	9,253	15.11%	10,604	16.70%
Householder 65 to 74 years	3,216	5.46%	4,623	7.55%	5,879	9.26%
Householder 75 to 84 years	2,035	3.45%	2,476	4.04%	3,007	4.74%
Householder 85 years and over	1,216	2.06%	1,587	2.59%	1,633	2.57%

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*Census column is 2010 Data.

**Census column is 2000 Data.

***Percent growth figures are as follows: 2010 (2000-2010), 2017 (2010-2017), and 2022 (2017-2022).