



Visit our interactive construction pipeline at: [abimf.com/report/sacramento-construction-pipeline](http://abimf.com/report/sacramento-construction-pipeline)

**DAVID C. JUSTESEN** 916.330.4040  
SR VICE PRESIDENT david.justesen@abimultifamily.com  
CA BRE Broker #00853627

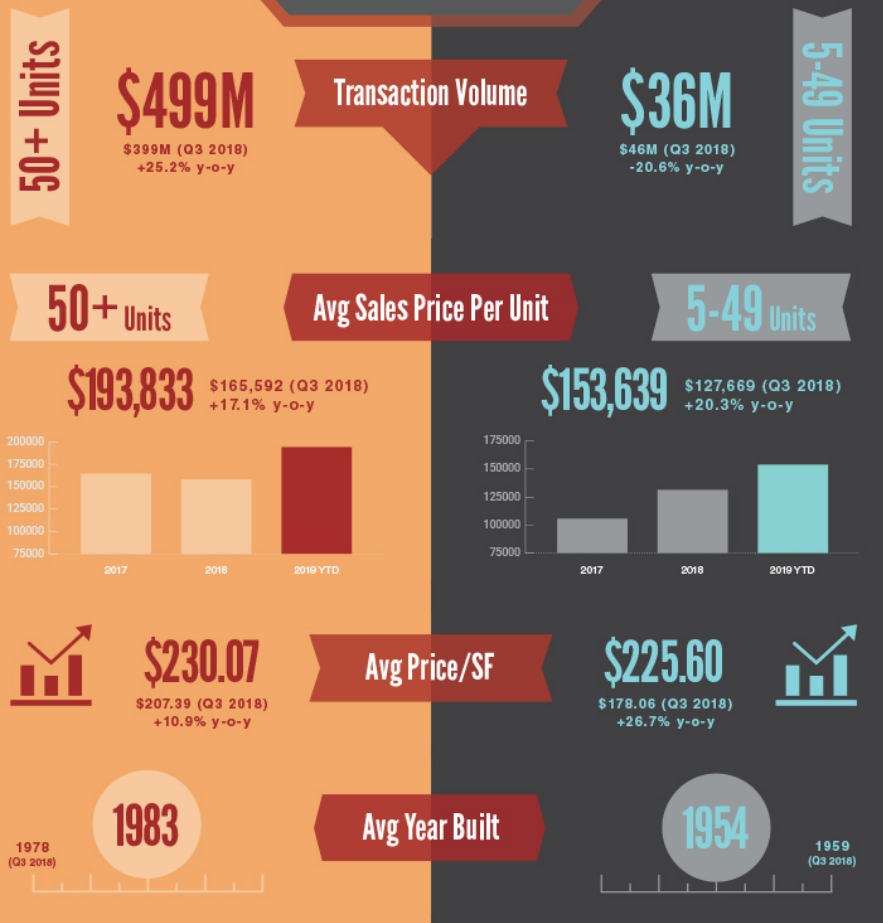
**TYLER JUSTESEN** 916.330.4818  
VICE PRESIDENT tyler.justesen@abimultifamily.com  
CA BRE Broker #02044409

## TOTAL UNIT INVENTORY

5+ UNIT PROPERTIES: **181,838**

50+ UNIT PROPERTIES: **147,242**

### Q3 2019 Sales Stats



## 50+ UNIT PROPERTIES | Q3 2019 TRANSACTIONS BY YEAR BUILT

	Avg Price/Unit	Avg Price/SF	# of Transactions
2010+	--	--	--
2000-09	\$231K	\$224	2
1990-99	--	--	--
1980-89	\$201K	\$233	6
Pre-1980	\$170K	\$223	4

## 5-49 UNIT PROPERTIES | Q3 2019 TRANSACTIONS BY YEAR BUILT

	Avg Price/Unit	Avg Price/SF	# of Transactions
2010+	--	--	--
2000-09	--	--	--
1990-99	--	--	--
1980-89	\$148K	\$196	1
Pre-1980	\$154K	\$230	16

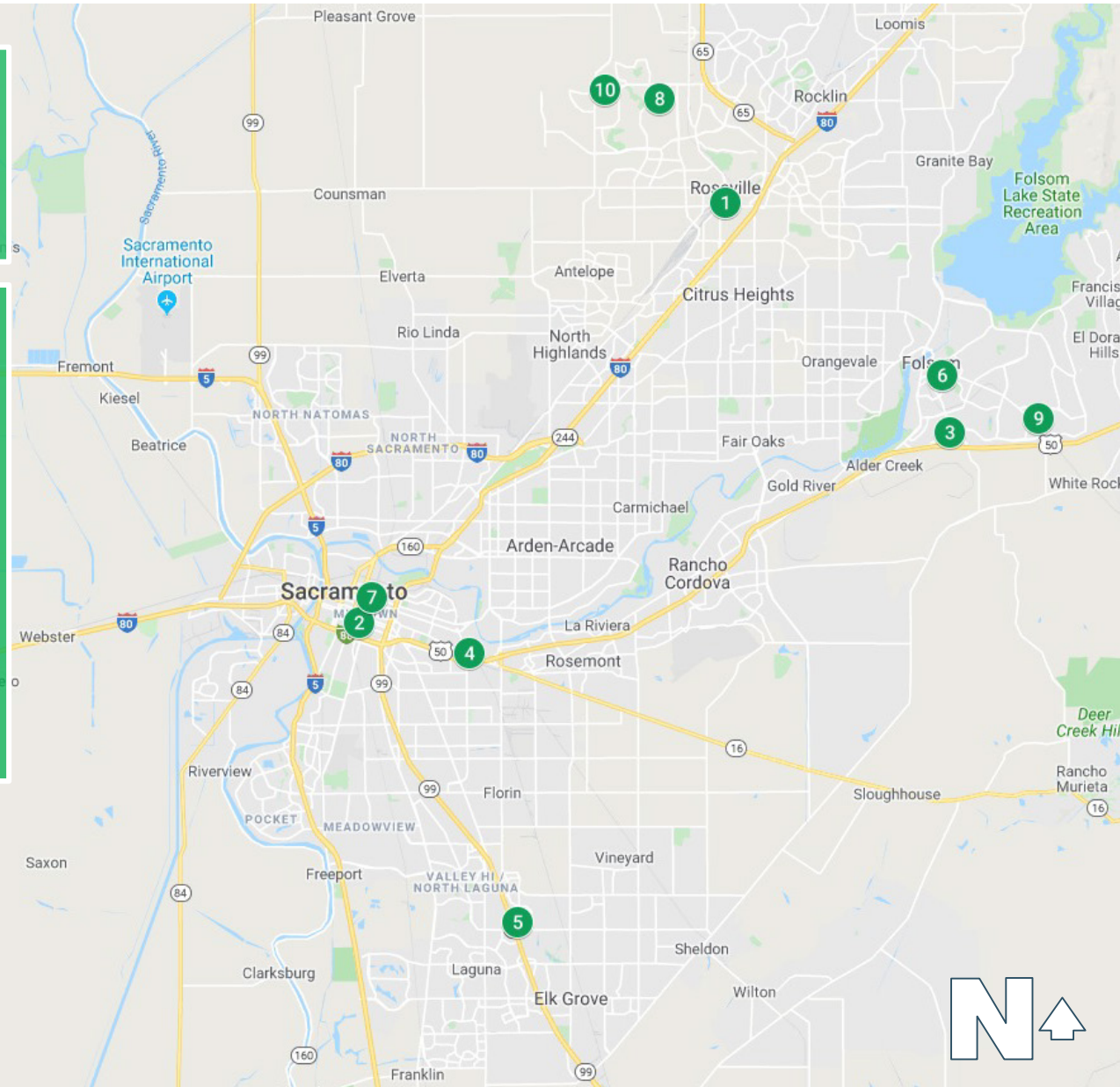


## Recently Completed (2019 YTD)

Total # of Units: 1,488

Total # of Properties: 10

1. 623 Vernon Street | 58 Units
2. 1907 Q Street | 68 Units
3. Hub Apartments | 80 Units
4. Academy65 | 90 Units
5. Bow Street Apartments | 98 Units
6. Bidwell Pointe | 140 Units
7. 19J Apartments | 175 Units
8. Campus Oaks | 186 Units
9. Talavera | 293 Units
10. Harvest at Fiddymont Ranch | 300 Units

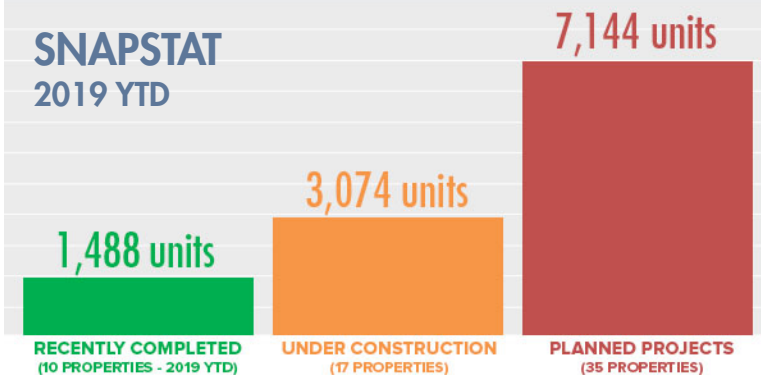


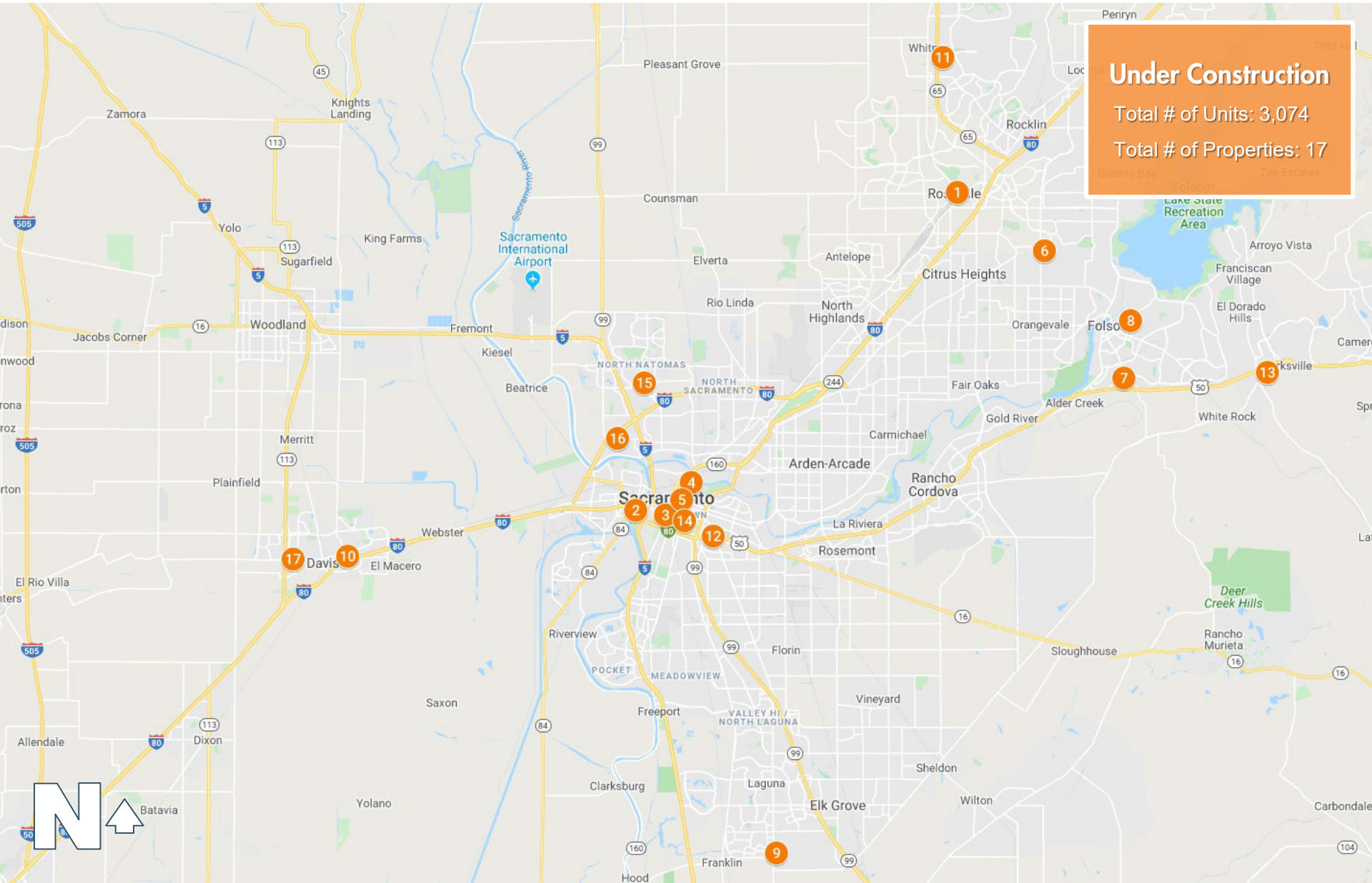
## RECENTLY COMPLETED (50+ UNIT PROPERTIES)

Property Name	Address	City	Units	Developer
1 The Lohse	623 Vernon Street	Roseville	58	Mercy Housing
2 Q19	1907 Q Street	Sacramento	68	SKK Developments
3 Hub Apartments	525 Willard Dr	Folsom	80	Cresleigh Homes
4 Academy65	1325 65th St	Sacramento	90	GMH Capital Partners Commercial Realty Services
5 Bow Street Apartments	8627 Bow St	Elk Grove	98	Pacific West Communities, Inc.
6 Bidwell Pointe	125 E Bidwell St	Folsom	140	St Anton Multifamily, Inc.
7 19J Apartments	1827 J St	Sacramento	175	Mohanna Development
8 Campus Oaks Apartments	500 Roseville Pky	Roseville	186	Scott Canel & Associates
9 Talavera	1550 Broadstone Pky	Folsom	293	USA Properties Fund, Inc.
10 Harvest at Fiddymment Ranch	1900 Blue Oaks Blvd	Roseville	300	USA Properties Fund, Inc.
<b>2019 COMPLETED (YTD)</b>			<b>1,488</b>	

## SACRAMENTO MSA CONSTRUCTION

### SNAPSTAT 2019 YTD





## UNDER CONSTRUCTION (50+ UNIT PROPERTIES)

Property Name	Address	City	Units	Developer
1 Main Street Plaza	134 Main Street	Roseville	65	Meta Housing Corporation
2 The Foundry	Mill Street	West Sacramento	69	Fulcrum Capital Corporation
3 1430 Q	1430 Q Street	Sacramento	75	D & S Development, Inc
4 E@16	1600 E Street	Sacramento	95	SKK Developments
5 1600 H Lofts	1613 H Street	Sacramento	95	SKK Development Company
6 Wellquest Senior at Granite Bay Living	9747 Sierra College Blvd	Granite Bay	114	Wellquest Granite Bay
7 Hub Apartments Phase II	525 Willard Drive	Folsom	150	Cresleigh Homes
8 Revel Folsom Apartments	255 Wales Drive	Folsom	166	The Wolff Company
9 Mesa at Laguna Ridge	10371 Bruceville Road	Elk Grove	180	Ky V Hy
10 Sterling 5th St	2100 5th Street	Davis	198	The Dinerstein Companies
11 Ansel Park Senior Living	1200 Orchid Drive	Rocklin	204	Unkown
12 Gio Apartments	3675 T Street	Sacramento	213	Allegiant Development Company
13 El Dorado Hills Apartments	4387 Town Center Blvd	El Dorado Hills	250	A.G. Spanos Companies
14 The Press	1714 21st Street	Sacramento	277	SKK Developments
15 Alira	3949 Truxel Road	Sacramento	293	A.G. Spanos Companies
16 The Core Natomas	2705 Orchard Lane	Sacramento	300	Oakdale Communities
17 Yosemite Hall	541 Oxford Circle	Davis	330	Unknown
<b>TOTAL (UNDER CONSTRUCTION)</b>			<b>3,074</b>	



**Planned**

Total # of Units: 7,144

Total # of Properties: 35

# PLANNED

## (50+ UNIT PROPERTIES)

## PLANNED (50+ UNIT PROPERTIES)

Property Name	Address	City	Unit	Developer
1 Lavender Courtyard	1612 F Street	Sacramento	53	Mutual Housing of California
2 River I	745 3rd Street	West Sacramento	57	Fulcrum Capital Corporation
3 401 Broadway Street	401 Broadway Street	Sacramento	59	Grupe Management Company
4 Folsom Station-Granite House	910 Sutter Street	Folsom	60	Bernau Development Corp
5 The James Phase II	6201 W Oaks Blvd	Rocklin	68	Duke Development Company
6 Davis Live	525 Oxford Circle	Davis	71	The Latigo Group
7 Harbour Pointe & Maritime Drive	Harbour Pointe & Maritime Drive	Elk Grove	72	For the Future Housing Inc
8 1212 Del Pase Blvd	1212 Del Pase Blvd	Sacramento	75	Volunteers of America Sacramento & Northern CA
9 Mid Fifteen	1500 S Street	Sacramento	76	Unknown
10 Redevelopemnt of Hotel to MF	3425 Orange Grove Avenue	North Highlands	80	Mercy Housing
11 Junction Crossing	120 Pacific Street	Roseville	80	St Anton Multifamily, Inc.
12 Vantage Condominiums	14th & N Street	Sacramento	87	Cresleigh Homes
13 Bel Vue	800 K Street	Sacramento	92	CFY Development, Inc.
14 17 Central	1631 K Street	Sacramento	111	D & S Development, Inc.
15 8009 Franklin Blvd	8009 Franklin Blvd	Sacramento	113	Unknown
16 Lincoln40	1111 East Olive Drive	Davis	120	HighBridge Properties
17 Q St. Commons	6779 Q Street	Sacramento	127	The Latigo Group
18 Crocker Village	Sutter Road & Crocker Drive	Sacramento	131	Petrovich Development Company
19 1717 S Street	1717 S Street	Sacramento	159	CFY Development, Inc.
20 Quarry Place	5615 Pacific Street	Rocklin	180	St Anton Multifamily, Inc.



## PLANNED (50+ UNIT PROPERTIES)

Property Name	Address	City	Units	Developer
21 700 16th Street	700 16th Street	Sacramento	190	SKK Development Company
22 Sierra Gateway Apartments	5401 Sierra College Blvd	Rocklin	195	The Ezralow Company / First Pointe Management Group
23 8255 Florin Road	8255 Florin Road	Sacramento	200	Meea Kang
24 5000 Orchard Park Circle	5000 Orchard Park Circle	Davis	200	Unknown
25 Campus Oaks Apartments - Phase II	500 Roseville Parkway	Roseville	210	Scott Canel & Associates
26 The Retreat at Sacramento	2601 Redding Avenue	Sacramento	224	Landmark Properties
27 Arena Senior Apartments	4401 Truxel Road	Sacramento	240	Unknown
28 THE METROPOLITAN	1001 J Street	Sacramento	250	Saca Development
29 West	805 S River Road	West Sacramento	294	Yackzan Group, Inc.
30 The Railyards	703 N 7th Street	Sacramento	303	LDK Ventures
31 Bruceville Apartments	8373 Bruceville Road	Elk Grove	351	Unknown
32 Duckhorn Pine Apartments	Duckhorn Drive	Sacramento	368	The Wolff Company
33 10K	930 K Street	Sacramento	391	Mohanna Development
34 Twin Rivers	321 Eliza Street	Sacramento	487	McCormack Baron Salazar
35 Sacramento Commons	7th Street	Sacramento	1,370	Weidner Property Management LLC
<b>TOTAL (PLANNED)</b>			<b>7,144</b>	

### TOTAL UNIT INVENTORY

5+ UNIT PROPERTIES: **181,838**

50+ UNIT PROPERTIES: **147,242**

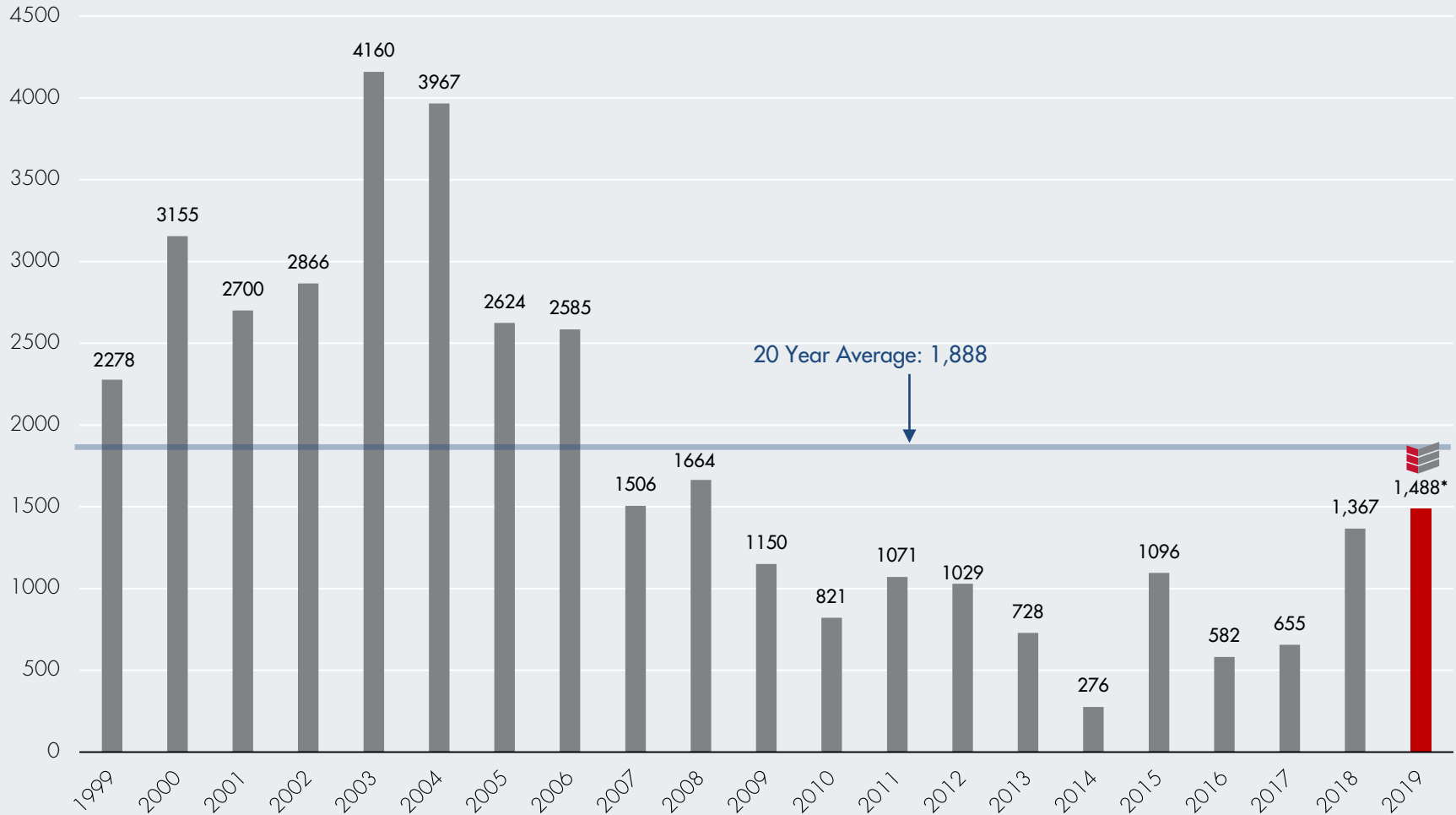
### AVERAGE ABSORPTION

**89 Units**



\* Project Units Delivered (YTD)

Based on when total projects are delivered, not as individual buildings/units are delivered



## Leading Multifamily Brokerage Team in the Western US

200+ YEARS OF COMBINED MULTIFAMILY BROKERAGE EXPERIENCE

SEASONED ADVISORS WITH REGIONAL INSIGHT

COLLABORATION & COOPERATION

### Apartment Brokerage & Advisory Firm

ABI Multifamily is a brokerage and advisory services firm that focuses exclusively on apartment investment transactions. The experienced advisors at ABI Multifamily have completed billions of dollars in sales and thousands of individual multifamily transactions.

#### SACRAMENTO OFFICE

**DAVID C. JUSTESEN**  
SENIOR VICE PRESIDENT

**916.330.4040**  
david.justesen@abimultifamily.com

CA DRE Broker #00853627

**TYLER JUSTESEN**  
VICE PRESIDENT

**916.330.4818**  
tyler.justesen@abimultifamily.com

CA DRE Broker #02044409

#### PHOENIX HEADQUARTERS

5227 North 7th Street  
2nd Floor  
Phoenix, AZ 85014

602.714.1400

#### SAN DIEGO OFFICE

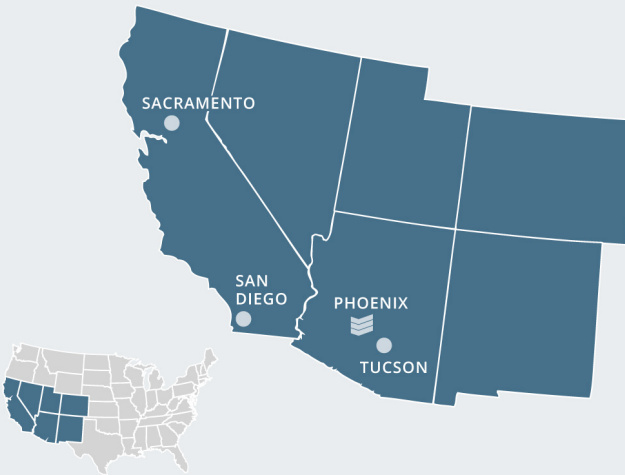
1012 2nd Street  
Suite 100  
Encinitas, CA 92024

858.256.7690

#### TUCSON OFFICE

1650 North Kolb Road  
Suite 230  
Tucson, AZ 85715

520.265.1945



DISCLAIMER © 2019 ABI Multifamily | The information and details contained herein have been obtained from third-party sources believed to be reliable; however, ABI Multifamily has not independently verified its accuracy. ABI Multifamily makes no representations, guarantees, or express or implied warranties of any kind regarding the accuracy or completeness of the information and details provided herein, including but not limited to the implied warranty of suitability and fitness for a particular purpose. Interested parties should perform their own due diligence regarding the accuracy of the information. SOURCES: ABI Research / Bureau of Labor Statistics / Census Bureau / CoStar / YARDI Matrix / Vizzda / US Chamber of Commerce / RED Comps / ARMLS