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**TOTAL UNIT INVENTORY**

 5+ UNIT PROPERTIES: **183,541**

 50+ UNIT PROPERTIES: **148,284**
**Q1 2021 Sales Stats**

50+ Units

**\$137M**

 \$471M (Q1 2020)  
 -71.0% y-o-y

**Transaction Volume**
**\$84M**

 \$74M (Q1 2020)  
 +14.2% y-o-y

5-49 Units

50+ Units

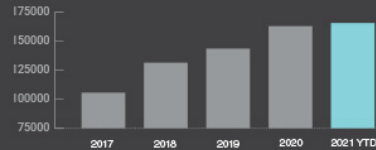
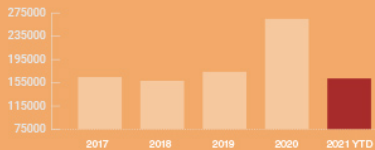
**\$161,951**

 \$301,428 (Q1 2020)  
 -46.3% y-o-y

**Avg Sales Price Per Unit**

5-49 Units

**\$165,344**

 \$165,329 (Q1 2020)  
 +0.0% y-o-y

**\$219.96**

 \$264.13 (Q1 2020)  
 -16.7% y-o-y

**Avg Price/SF**
**\$202.32**

 \$201.90 (Q1 2020)  
 +0.2% y-o-y

**1973**

 1987  
 (Q1 2020)

**Avg Year Built**
**1956**

 1966  
 (Q1 2020)

**50+ UNIT PROPERTIES | Q1 2021 TRANSACTIONS BY YEAR BUILT**

	Avg Price/Unit	Avg Price/SF	# of Transactions
2010+	--	--	--
2000-09	--	--	--
1990-99	--	--	--
1980-89	\$205K	\$272	2
Pre-1980	\$145K	\$199	5

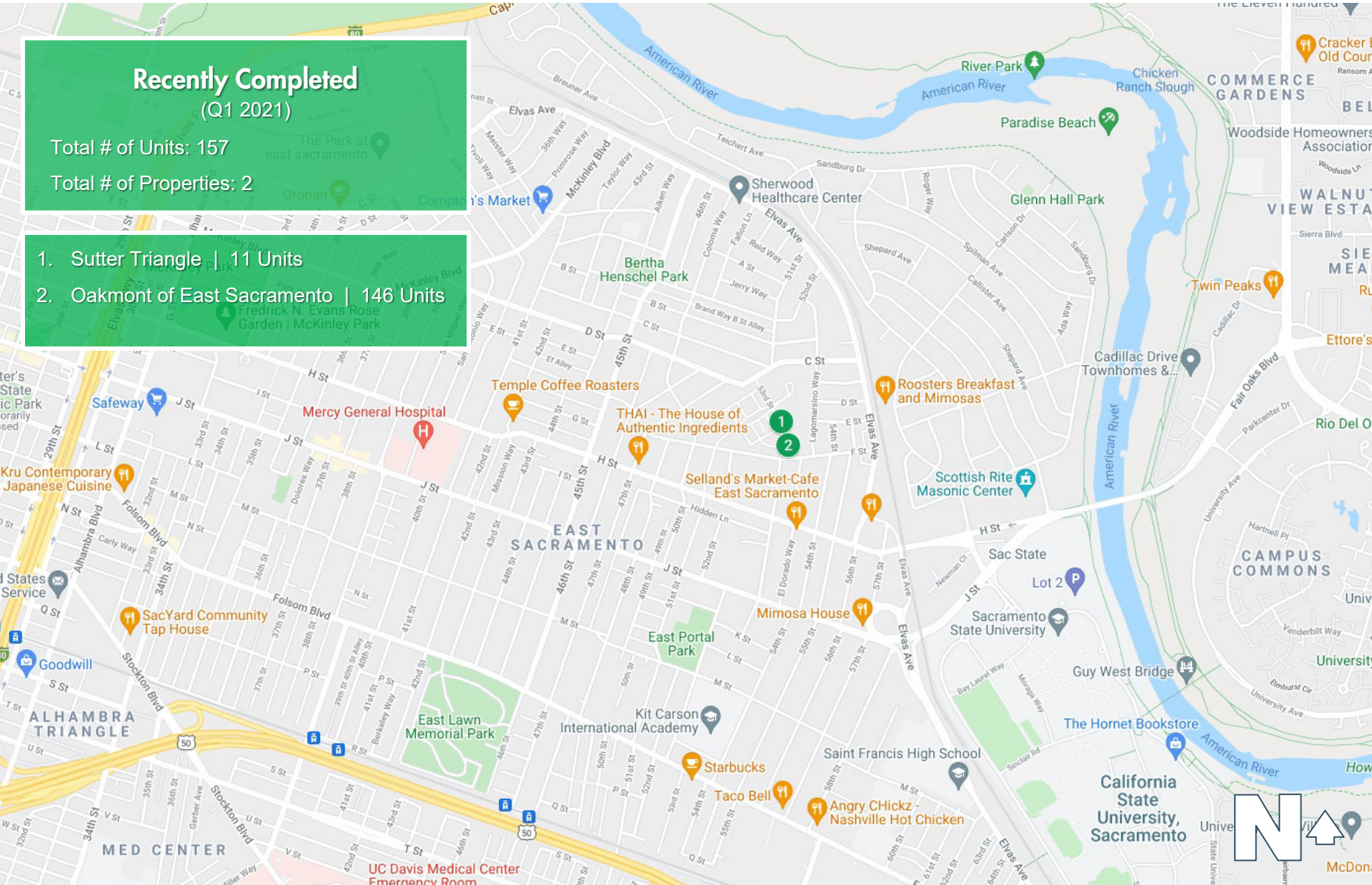
**5-49 UNIT PROPERTIES | Q1 2021 TRANSACTIONS BY YEAR BUILT**

	Avg Price/Unit	Avg Price/SF	# of Transactions
2010+	--	--	--
2000-09	\$241K	\$167	2
1990-99	--	--	--
1980-89	\$137K	\$236	1
Pre-1980	\$162K	\$205	29

## Recently Completed (Q1 2021)

Total # of Units: 157  
Total # of Properties: 2

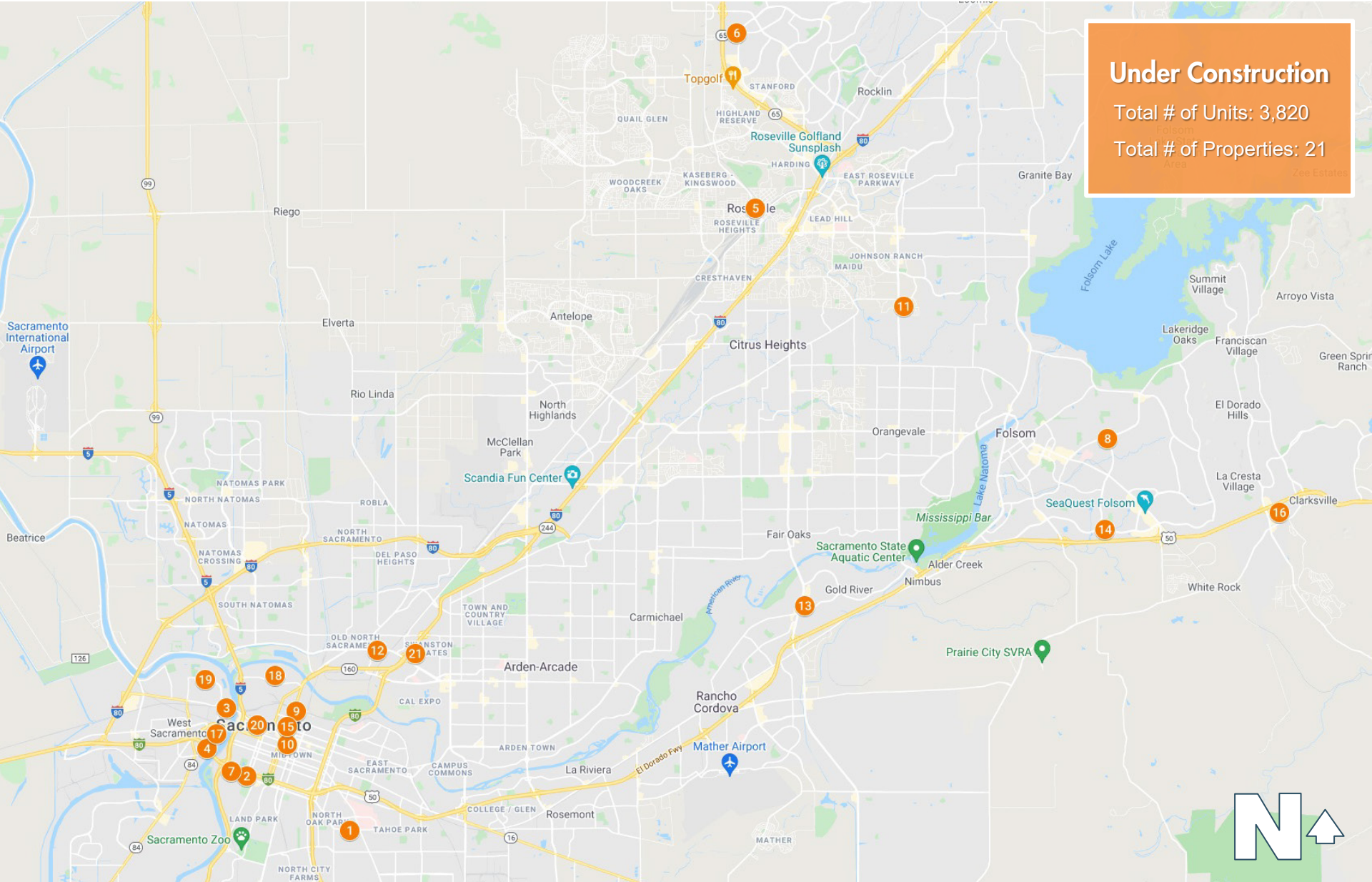
1. Sutter Triangle | 11 Units
2. Oakmont of East Sacramento | 146 Units



## RECENTLY COMPLETED (5+ UNIT PROPERTIES)

Property Name	Address	City	Units	Developer
1 Sutter Triangle	533 53rd St	Sacramento	11	Unknown
2 Oakmont of East Sacramento	5301 F St	Sacramento	146	Unknown
<b>2020 COMPLETED (YTD)</b>			<b>157</b>	

**Under Construction**  
Total # of Units: 3,820  
Total # of Properties: 21



## UNDER CONSTRUCTION (5+ UNIT PROPERTIES)

Property Name	Address	City	Units	Developer
1 4146 Broadway	4146 Broadway	Sacramento	9	Perito Moreno Holdings, LLC
2 9th & Broadway	2416 9th St	Sacramento	34	UnKnown
3 301 D St	301 D St	West Sacramento	40	American National Investments
4 Edge	490 Mill St	West Sacramento	40	Unknown
5 Main Street Plaza	140 Main St	Roseville	65	Meta Housing Corporation
6 The James Phase II	6201 W Oaks Blvd	Rocklin	68	Duke Development Company
7 401 Broadway St	401 Broadway St	Sacramento	72	Grupe Management Company
8 Parkway Apartments	1105 Blue Ravine Rd	Folsom	72	Pacific West Communities, Inc.
9 Eleanor Apartments	501 16th St	Sacramento	95	SKK Developments
10 17 Central	1631 K St	Sacramento	111	D & S Development, Inc.
11 Wellquest Senior at Granite Bay Living	9747 Sierra College Blvd	Granite Bay	114	Wellquest Granite Bay
12 Arden Way Apartments	880-924 Arden Way	Sacramento	120	Community Housing Works
13 Aurora	2220 Cemo Cir	Gold River	162	USA Properties Fund, Inc.
14 Revel Folsom Apartments	2075 Iron Point Rd	Folsom	166	The Wolff Company
15 The Mansion	700 16th St	Sacramento	190	SKK Development Company
16 Element 79 at Town Center	4373 Town Center Blvd	El Dorado Hills	250	A.G. Spanos Companies
17 The West	805 S River Rd	West Sacramento	286	CA Ventures, LLC
18 The A.J.	703 N 7th St	Sacramento	345	LDK Capital, LLC
19 The Strand Apartments	500 Douglas St	West Sacramento	408	MBK Real Estate Companies
20 Sacramento Commons	7th St	Sacramento	436	Weidner Property Management LLC
21 The Easley	1567 Bartlett Ln	Sacramento	737	SKK Developments
<b>TOTAL (UNDER CONSTRUCTION)</b>			<b>3,820</b>	

## Planned

Total # of Units: 8,085

Total # of Properties: 58

# PLANNED (5+ UNIT PROPERTIES)

## PLANNED (5+ UNIT PROPERTIES)

Property Name	Address	City	Unit	Developer
1 Orange Grove Ave, Bldg B	Orange Grove Ave	North Highlands	6	Mercy Housing
2 Orange Grove Ave, Bldg A	Orange Grove Ave	North Highlands	6	Mercy Housing
3 4916 Cambridge Pl	4916 Cambridge Pl	Sacramento	8	Unknown
4 2348 Castro Way	2348 Castro Way	Sacramento	9	HK3 Development LLC
5 Mission Manor Community	3532 Mission Ave	Carmichael	15	Unknown
6 4748 Engle Rd	4748 Engle Rd	Carmichael	18	Unknown
7 3206 Broadway	3206 Broadway	Sacramento	21	Unknown
8 2711 Lock Ave	2711 Lock Ave	Sacramento	22	Unknown
9 330 12th St	330 12th St	Sacramento	24	Unknown
10 Bidwell Street Studios	501 E Bidwell St	Folsom	24	Unknown
11 Robla Apartments	5240 Rio Linda Blvd	Sacramento	39	Unknown
12 S3 Apartments	1900 3rd St	Sacramento	40	Tricap Development, LLC
13 QArtLofts	1208-1220 Q St	Sacramento	46	Unknown
14 Sunrise Pointe	7424 Sunrise Blvd	Citrus Heights	47	Unknown
15 The Crossings on Woodberry Way	10447 Folsom Blvd	Rancho Cordova	48	Urban Housing Communities
16 320 Vernon St	320 Vernon St	Roseville	48	Saroyan Masterbuilders
17 Lavender Courtyard	1612-1616 F St	Sacramento	53	Mutual Housing of California
18 River I	745 3rd St	West Sacramento	57	Fulcrum Capital Corporation
19 Courtyard	1322 O St	Sacramento	58	Capitol Area Development Authority
20 The Cannery Apartments	1111 Covell Blvd	Davis	72	Unknown



**PLANNED (5+ UNIT PROPERTIES)**

Property Name	Address	City	Unit	Developer
21 Harbour Pointe & Maritime Dr	Harbour Pointe & Maritime Dr	Elk Grove	72	For the Future Housing Inc
22 16th and J Street Apartments	925 16th St	Sacramento	73	Unknown
23 1212-1314 Del Paso Blvd	1212-1314 Del Paso Blvd	Sacramento	75	Volunteers of America Sacramento & Northern CA
24 Mid Fifteen	1500 S St	Sacramento	76	Unknown
25 C Ave	C Ave	Auburn	79	Mercy Housing, Inc.
26 Redevelopemnt of Hotel to MF	3425 Orange Grove Ave	North Highlands	80	Mercy Housing
27 Junction Crossing	120 Pacific St	Roseville	80	St Anton Multifamily, Inc.
28 1801 W Capitol Ave	1801 W Capitol Ave	West Sacramento	85	Mercy Housing
29 800 K St	800 K St	Sacramento	92	CFY Development, Inc.
30 The Gardens at Quail Run	10140 Bruceville Rd	Elk Grove	95	The Pacific Companies
31 4601-4625 10th Ave	4601-4625 10th Ave	Sacramento	99	Unknown
32 14 N	1380 N St	Sacramento	99	D & S Development, Inc
33 Four40 West	440 Sixth St	West Sacramento	106	Blackpine Communities
34 8009 Franklin Blvd	8009 Franklin Blvd	Sacramento	113	Unknown
35 4722 Nineth Ave	4722 Nineth Ave	Sacramento	130	Unknown
36 Crocker Village	Sutter Rd & Crocker Dr	Sacramento	131	Petrovich Development Company
37 1220 H St	1220 H St	Sacramento	137	Unknown
38 The Kind Project	620 4th St	West Sacramento	148	Unknown
39 3370 Zinfandel Dr	3370 Zinfandel Dr	Rancho Cordova	150	Unknown
40 Cyrene at Fiddymnt	7297 Malakai Cir	Roseville	152	Curve Development

**PLANNED (5+ UNIT PROPERTIES)**

Property Name	Address	City	Units	Developer
41 Cathedral Square	1030 J St	Sacramento	153	St Anton Multifamily, Inc.
42 1717 S St	1717 S St	Sacramento	159	CFY Development, Inc.
43 Quarry Place	5615 Pacific St	Rocklin	180	St Anton Multifamily, Inc.
44 Sierra Gateway Apartments	5401 Sierra College Blvd	Rocklin	195	The Ezra Low Company /First Pointe Mgmt
45 4995 Stockton Blvd	4995 Stockton Blvd	Sacramento	200	Unknown
46 655 Menlo Dr	655 Menlo Dr	Rocklin	219	Lowell Development, Inc.
47 The Retreat at Sacramento	2601 Redding Ave	Sacramento	224	Unknown
48 Carmichael Commons	5601 Winding Way	Carmichael	224	Generations LLC
49 Arena Senior Apartments	4401 Truxel Rd	Sacramento	240	Unknown
50 THE METROPOLITAN	1001 J St	Sacramento	250	Saca Development
51 Maven on Fifth Street	2629 5th St	Sacramento	308	29th Street Capital
52 Bruceville Apartments	8373 Bruceville Rd	Elk Grove	351	Unknown
53 Duckhorn Pine Apartments	Duckhorn Dr	Sacramento	368	The Wolff Company
54 10K	930 K St	Sacramento	391	Mohanna Development
55 Broadway Apartments	2570 3rd St	Sacramento	444	29th Street Capital
56 Natomas II	3701-3811 E Commerce Way	Sacramento	472	A.G. Spanos Companies
57 Mirasol Village	550 16th St	Sacramento	487	Unknown
58 Twin Rivers	321 Eliza St	Sacramento	487	McCormack Baron Salazar
<b>TOTAL (PLANNED)</b>			<b>8,085</b>	

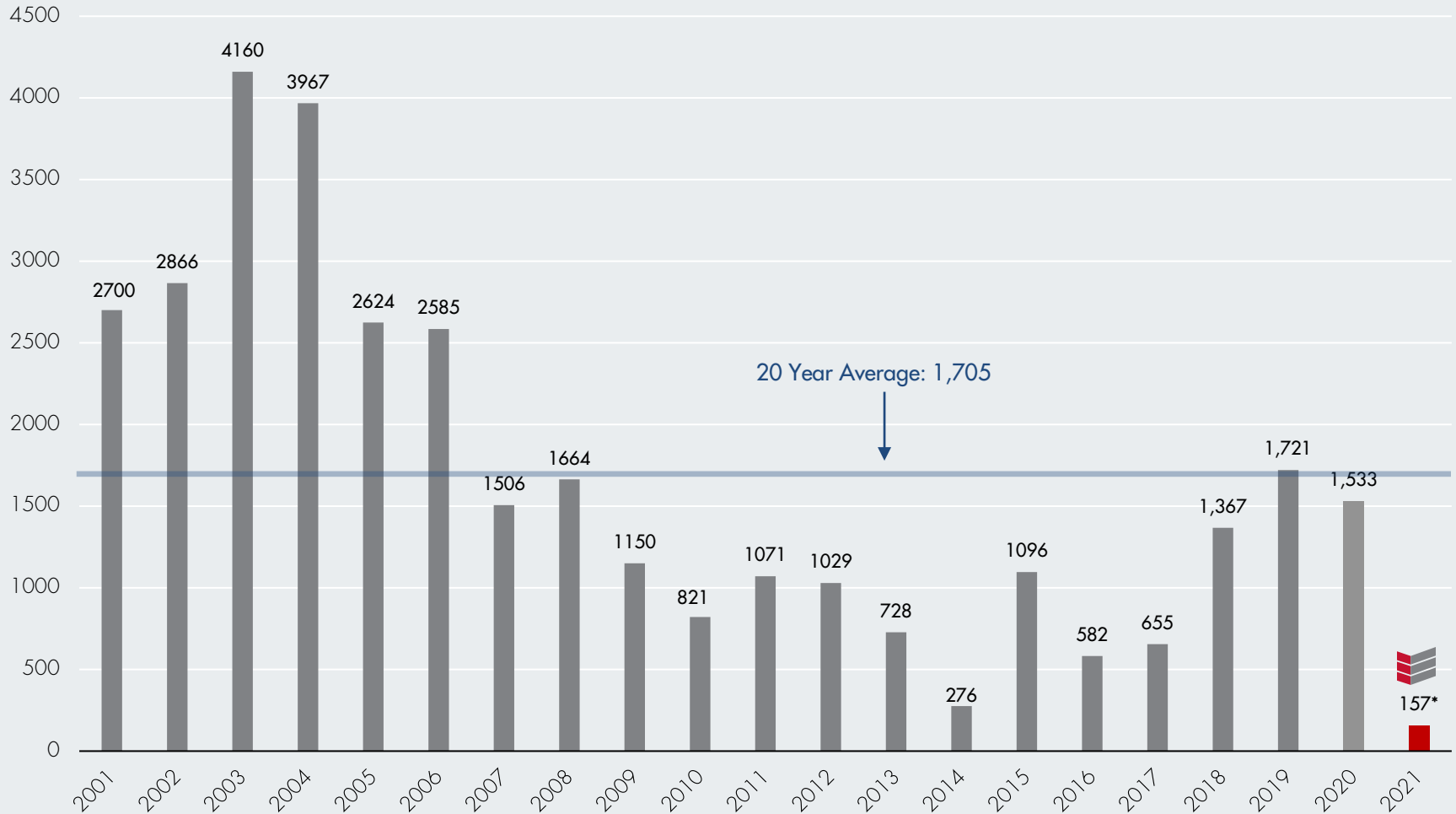
**TOTAL UNIT INVENTORY**

 5+ UNIT PROPERTIES: **183,541**

 50+ UNIT PROPERTIES: **148,284**
**12 MONTH ABSORPTION**
**2,821 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

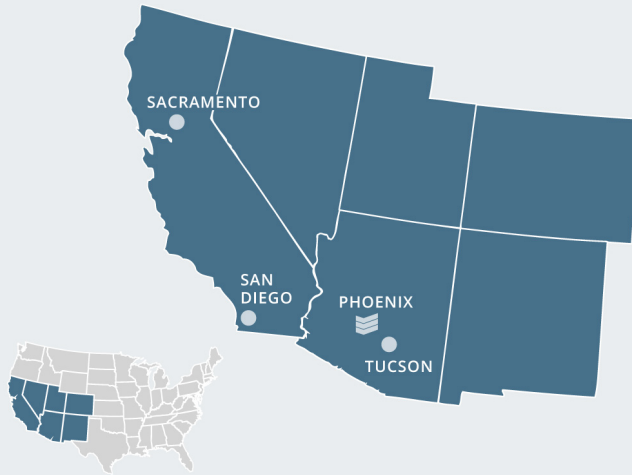
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SEASONED ADVISORS WITH REGIONAL INSIGHT

COLLABORATION & COOPERATION

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