



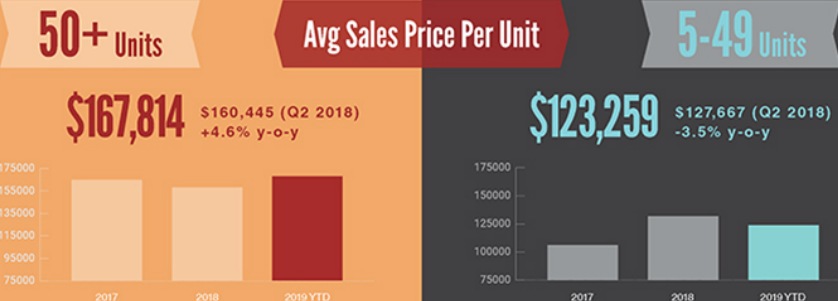
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**TOTAL UNIT INVENTORY**

 5+ UNIT PROPERTIES: **160,362**

 50+ UNIT PROPERTIES: **129,505**
**Q2 2019 Sales Stats**

**50+ UNIT PROPERTIES | Q2 2019 TRANSACTIONS BY YEAR BUILT**

	Avg Price/Unit	Avg Price/SF	# of Transactions
2010+	\$394K	\$580	1
2000-09	--	--	--
1990-99	\$207K	\$223	2
1980-89	\$93K	\$143	1
Pre-1980	\$150K	\$162	10

**5-49 UNIT PROPERTIES | Q2 2019 TRANSACTIONS BY YEAR BUILT**

	Avg Price/Unit	Avg Price/SF	# of Transactions
2010+	--	--	--
2000-09	\$347K	\$254	1
1990-99	--	--	--
1980-89	\$158K	\$201	2
Pre-1980	\$112K	\$166	12



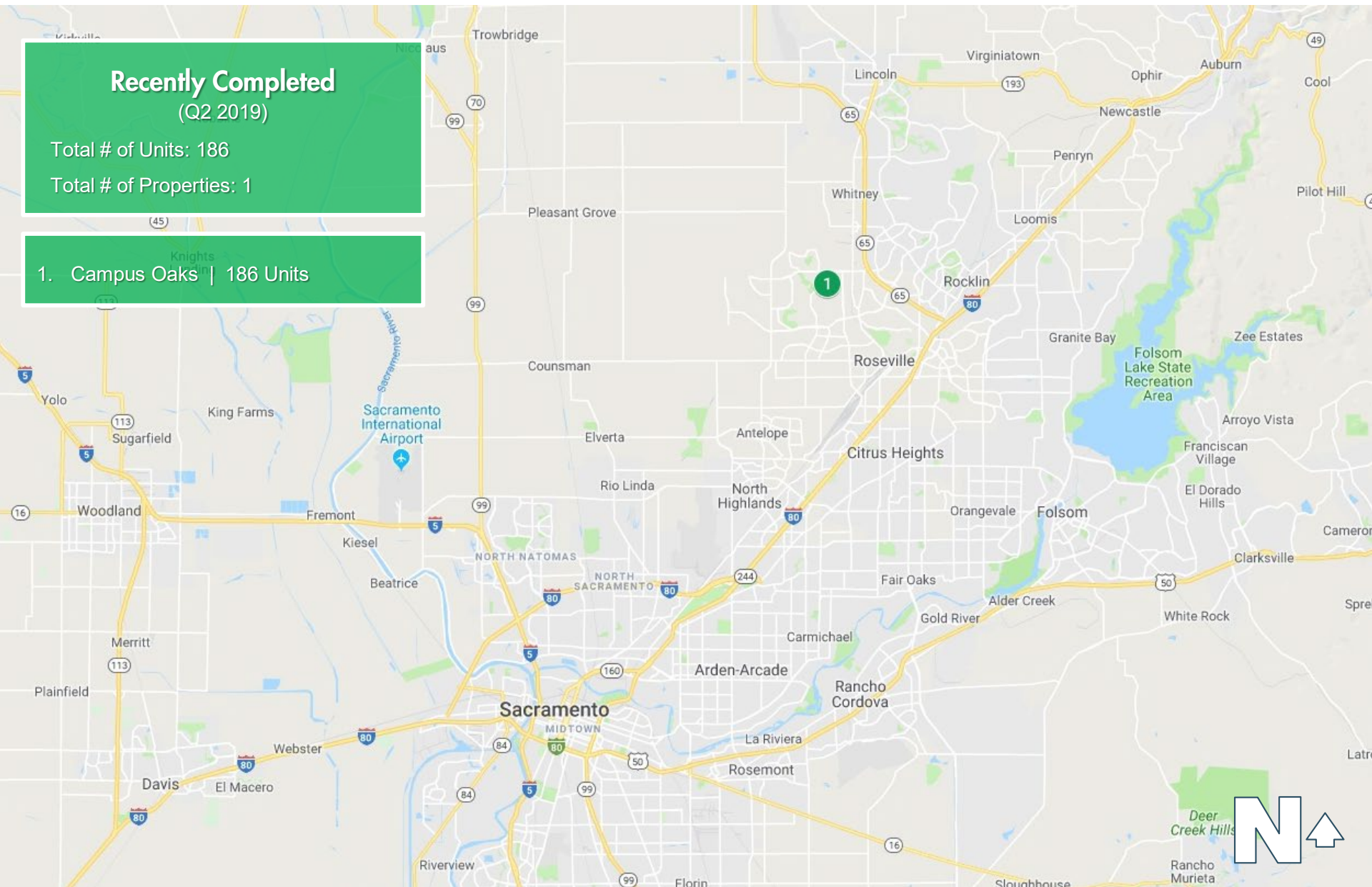
## Recently Completed

(Q2 2019)

Total # of Units: 186

Total # of Properties: 1

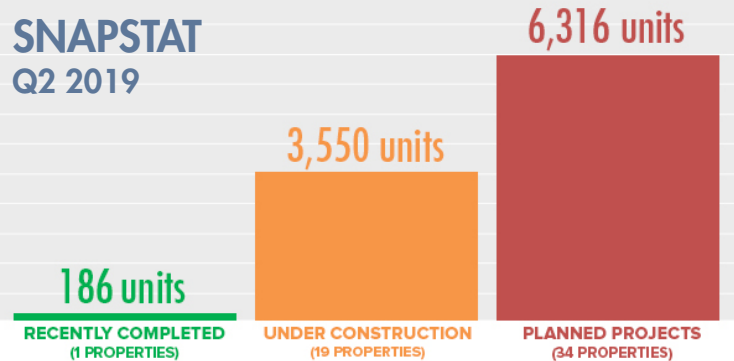
1. Campus Oaks | 186 Units



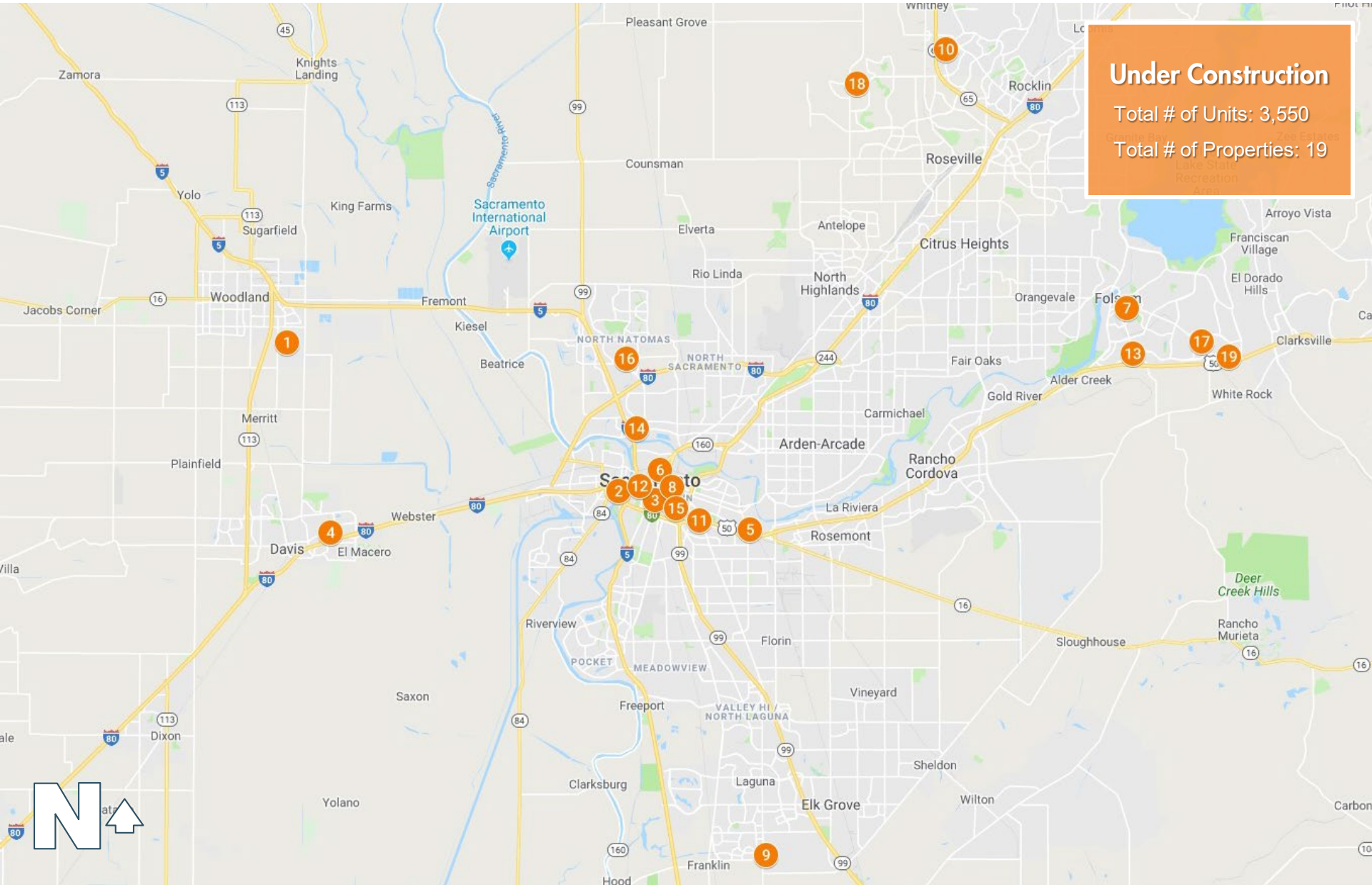
### RECENTLY COMPLETED (50+ UNIT PROPERTIES)

Property Name	Address	Units	Completion Date	Developer
1 Campus Oaks	500 Roseville Pkwy	186	6/30/2019	Des Jardin, Stephen L.
<b>RECENTLY COMPLETED (Q2 ONLY)</b>		<b>186</b>		
<b>2019 COMPLETED (YTD)</b>		<b>312</b>		

### SACRAMENTO MSA CONSTRUCTION



**Under Construction**  
Total # of Units: 3,550  
Total # of Properties: 19



## UNDER CONSTRUCTION (50+ UNIT PROPERTIES)

Property Name	Address	Units	Permit Date	Developer
1 Mutual Housing at Spring Lake Phase II	2170 Farmers Central Road	50	4/25/2018	Mutual Housing California
2 Foundry, The	972 Riverfront Street	69	1/1/2019	Fulcrum
3 1430 Q	1430 Q Street	75	1/15/2018	D & S Development
4 Creekside	2990 5th Street	90	4/1/2019	Watkins, Luke, Thompson, David J. &
5 Academy 65	1325 65th Street	90	5/1/2018	GMH Communities
6 H16	NEC 16th Street & H Street	95	6/15/2018	SKK Developments
7 Bidwell Pointe	125 East Bidwell Street	140	6/20/2018	St. Anton Capital
8 19J	1827 J Street	175	8/31/2017	M.H. Mohanna Development
9 Mesa at Laguna Ridge, The	10371 Bruceville Road	180	3/1/2018	Hy, Mowe
10 James, The	6201 West Oaks Blvd	186	9/1/2014	Buckeye Pacific Investors
11 Gio	3675 T Street	214	12/1/2017	Evergreen
12 Sacramento Commons	7th Street & N Street	218	1/31/2019	Weidner Investment Services
13 HUB	525 Willard Drive	230	11/1/2017	Cresleigh Homes
14 Sutter Green	2205 Natomas Park Drive	248	4/1/2017	Demmon Partners
15 Press at Midtown Quarter, The	1714 21st Street	277	8/21/2018	SKK Developments
16 Natomas Crossing	3949 Truxel Road	293	1/31/2019	AG Spanos Companies
17 Talavera	2796 Broadstone Pkwy	293	4/30/2018	USA Properties Fund
18 Harvest at Fiddymment Ranch	1900 Blue Oaks Blvd	300	12/1/2017	USA Properties Fund
19 Pique at Iron Point	101 Pique Loop	327	11/1/2017	Elliott Homes
<b>TOTAL (UNDER CONSTRUCTION)</b>		<b>3,550</b>		



## Planned

Total # of Units: 6,316

Total # of Properties: 34

# PLANNED (50+ UNIT PROPERTIES)

## PLANNED (50+ UNIT PROPERTIES)

Property Name	Address	Units	Status	Developer
1 Bridge District Phase III	Bridge Street & Riverfront Street	52	Planned	Fulcrum
2 3rd and Broadway	401 Broadway	59	Planned	SKK Developments
3 Elvas Avenue	6325 Elvas Avenue	60	Planned	TriCap Development
4 Main Street Plaza	304 Washington Blvd	65	Planned	Meta Housing
5 Davis Live	525 Oxford Circle	71	Planned	College Town International
6 Junction Crossing	120 Pacific Street	80	Planned	St. Anton and Hurley
7 Cannery, The	Cannery Avenue & East Covell Blvd	84	Planned	Lee, Daniel
8 3425 Orange Grove Avenue	3425 Orange Grove Avenue	92	Planned	Mercy Housing
9 E@16	16th Street & E Street	95	Planned	SKK Developments
10 Gardens at Quail Run	Bruceville Road & Quail Run Lane	96	Planned	Pacific West Companies
11 8009 Franklin Blvd	8009 Franklin Blvd	113	Planned	Janda Group
12 Homecoming at Creekside South	Kokomo Drive & New Market Drive	120	Planned	Lewis Group
13 Arden Station	880 Arden Way	128	Planned	Community HousingWorks
14 2001 L Street	2001 L Street	141	Planned	Pappas Investments
15 Secret Ravine Community	4830 Sierra College Blvd	144	Planned	Western Care Construction
16 West Davis Active Adult Community	NWC West Covell Blvd & Shasta Drive	150	Planned	Taormino & Associates
17 1717 S Street	1717 S Street	159	Planned	Capitol Area Development Authority
18 Quarry, The	East Midas Avenue & Pacific Street	160	Planned	Wolff Company, The
19 601 Capitol Mall	601 Capitol Mall	162	Planned	Shorenstein
20 800 K/L	800 K Street	170	Planned	CFY Development



**PLANNED (50+ UNIT PROPERTIES)**

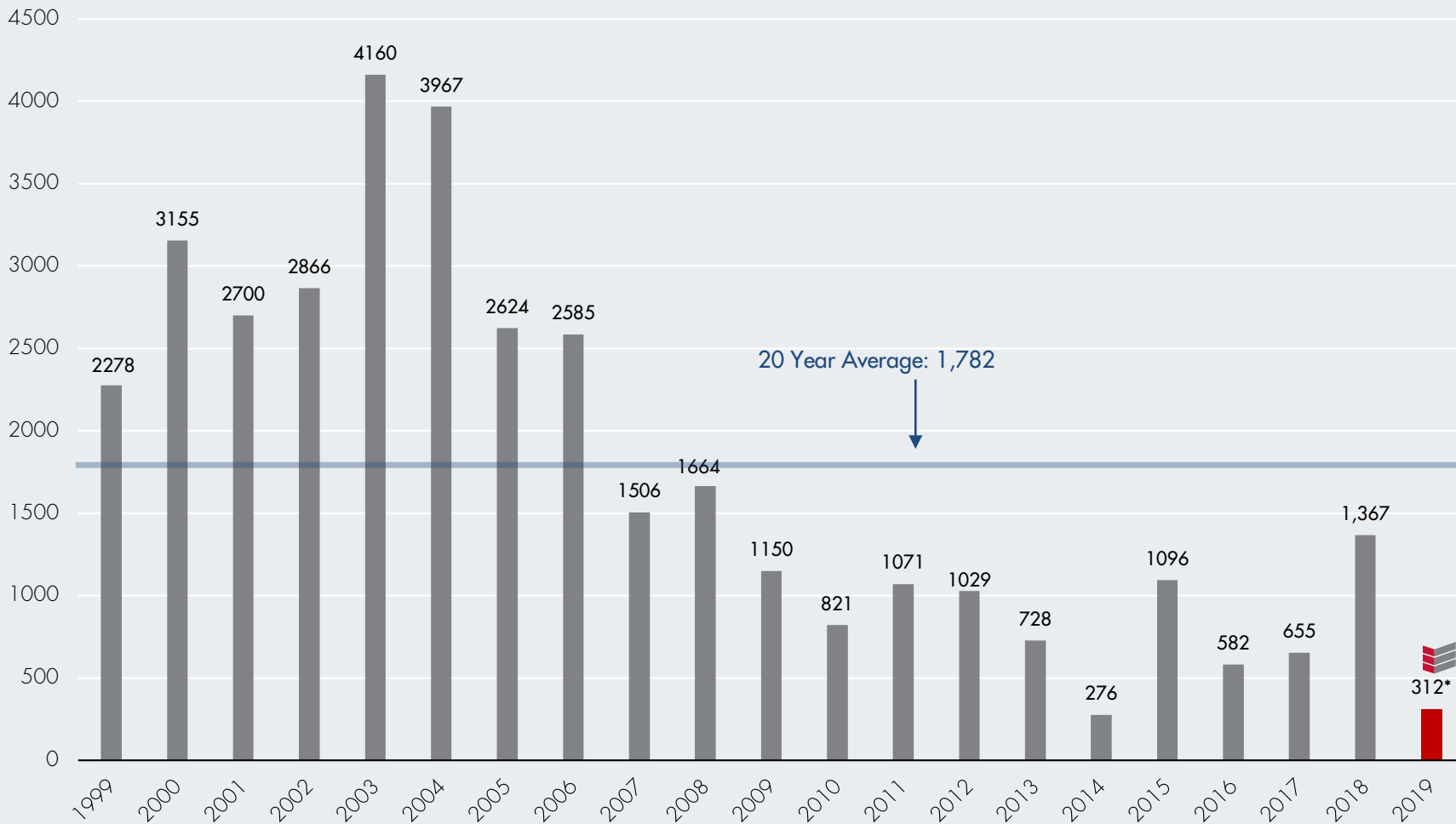
Property Name	Address	Units	Status	Developer
21 Quarry Place	5615 Pacific Street	180	Planned	St. Anton and Hurley
22 10TH & K	10th Street & K Street	186	Planned	M.H. Mohanna Development
23 Sierra Gateway	SEC Rocklin Road & Sierra College Blvd	195	Planned	Capital Valley Investments
24 Sterling 5th Street	2100 5th Street	198	Planned	Dinerstein Companies
25 Plaza 2555	2555 Research Park Drive	200	Planned	University of California Davis
26 El Dorado Hills	Town Center Blvd & Vine Street	214	Planned	AG Spanos Companies
27 3820 Chiles Road	3820 Chiles Road	225	Planned	Shepard, Lawrence
28 Hornet Commons	6000 J Street	284	Planned	Greystar
29 West, The	805 Riverfront Street	286	Planned	Yackzan Group
30 Core Natomas, The	NWC West El Camino Avenue & Orchard Lane	300	Planned	Sunrise Luxury Living
31 7th Street & Railyards Blvd	7th Street & Railyards Blvd	303	Planned	LDK Ventures
32 Creekview	NWC Blue Oaks Blvd & Hayden Pkwy	320	Planned	Anthem United
33 Twin Rivers Redevelopment	321 Eliza Street	487	Planned	McCormack Baron Salazar
34 Arden Gateway	1401 Arden Way	737	Planned	SKK Developments
<b>TOTAL (PLANNED)</b>		<b>6,316</b>		

**TOTAL UNIT INVENTORY**

 5+ UNIT PROPERTIES: **160,362**

 50+ UNIT PROPERTIES: **129,505**
**PRE-LEASE ABSORPTION RATE**
**15**
**Units/Property/Month (Q2 Avg)**
**\* Project Units Delivered (YTD)**

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

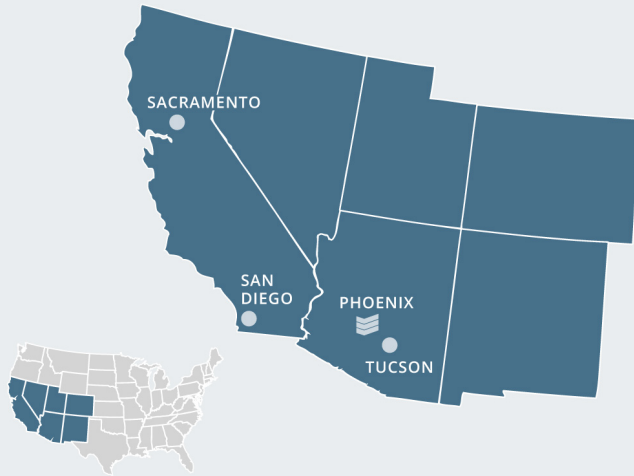


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