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TOTAL UNIT INVENTORY

 5+ UNIT PROPERTIES: **183,719**

 50+ UNIT PROPERTIES: **148,256**
Q2 2021 Sales Stats

50+ Units

\$154M

 \$154M (Q2 2020)
 -0.2% y-o-y

Transaction Volume
\$47M

 \$22M (Q2 2020)
 +117.8% y-o-y

5-49 Units

50+ Units

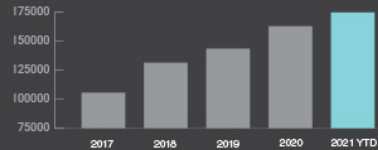
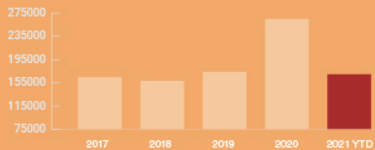
\$169,308

 \$213,356 (Q2 2020)
 -20.6% y-o-y

Avg Sales Price Per Unit

5-49 Units

\$174,489

 \$191,126 (Q2 2020)
 -8.7% y-o-y

\$189.60

 \$245.89 (Q2 2020)
 -22.9% y-o-y

Avg Price/SF

\$231.68

 \$285.29 (Q2 2020)
 -18.8% y-o-y

1972

 1980
 (Q2 2020)

Avg Year Built
1968

 1967
 (Q2 2020)

50+ UNIT PROPERTIES | Q2 2021 TRANSACTIONS BY YEAR BUILT

Year Built	Avg Price/Unit	Avg Price/SF	# of Transactions
2010+	--	--	--
2000-09	--	--	--
1990-99	--	--	--
1980-89	\$190K	\$212	1
Pre-1980	\$166K	\$186	8

5-49 UNIT PROPERTIES | Q2 2021 TRANSACTIONS BY YEAR BUILT

Year Built	Avg Price/Unit	Avg Price/SF	# of Transactions
2010+	--	--	--
2000-09	\$278K	\$272	1
1990-99	\$226K	\$188	2
1980-89	--	--	--
Pre-1980	\$165K	\$243	17

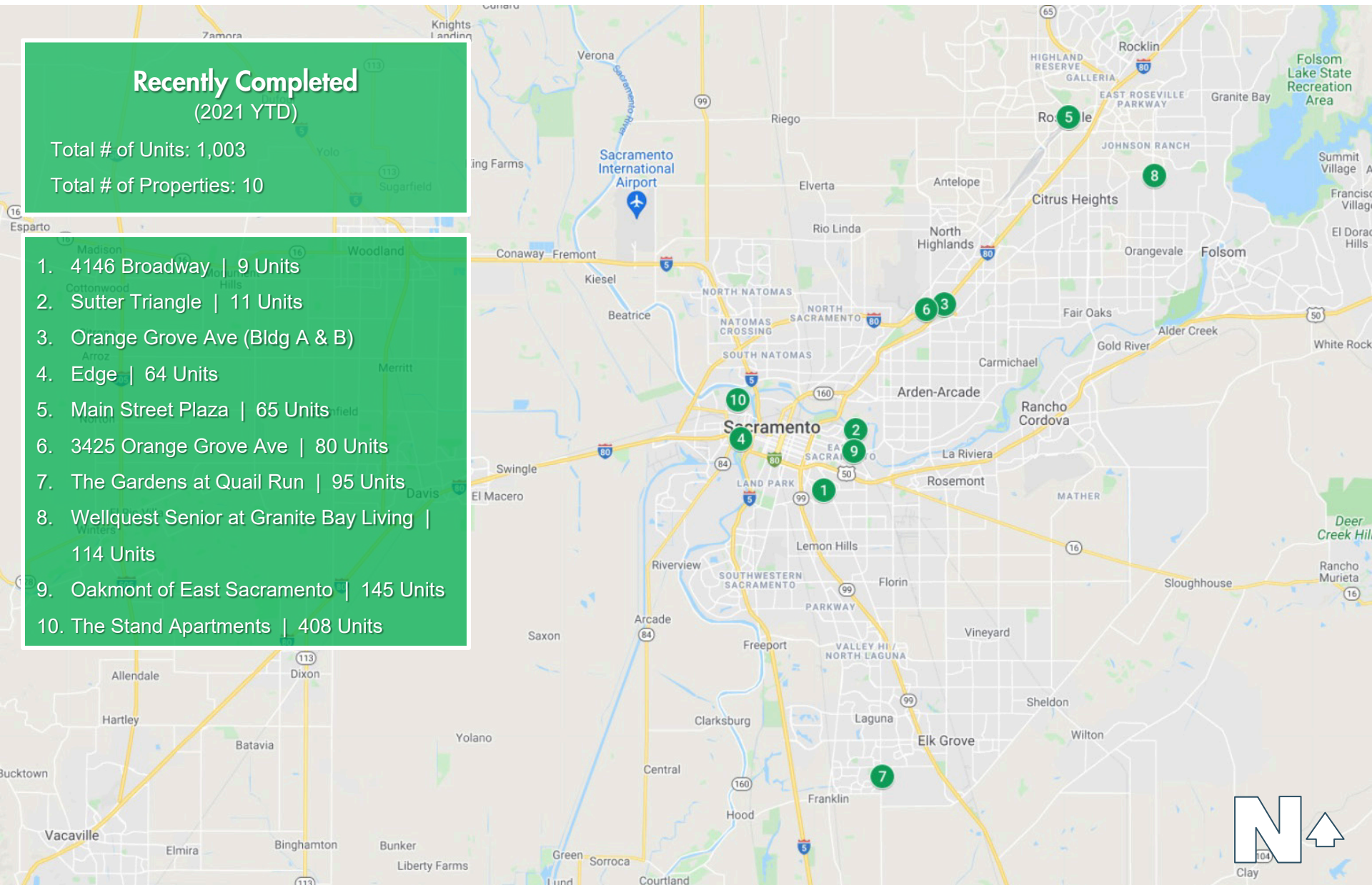
Recently Completed

(2021 YTD)

Total # of Units: 1,003

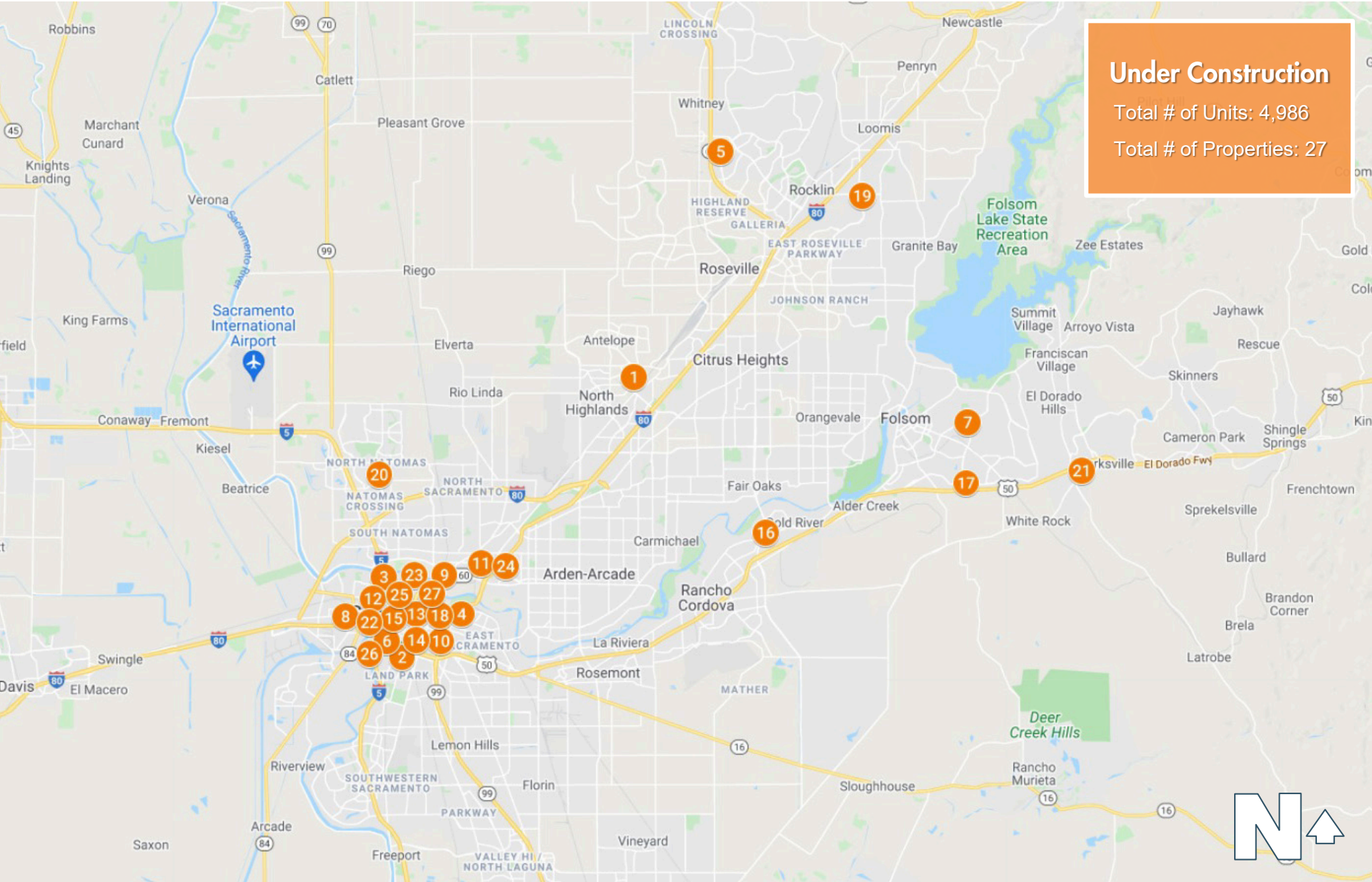
Total # of Properties: 10

1. 4146 Broadway | 9 Units
2. Sutter Triangle | 11 Units
3. Orange Grove Ave (Bldg A & B)
4. Edge | 64 Units
5. Main Street Plaza | 65 Units
6. 3425 Orange Grove Ave | 80 Units
7. The Gardens at Quail Run | 95 Units
8. Wellquest Senior at Granite Bay Living | 114 Units
9. Oakmont of East Sacramento | 145 Units
10. The Stand Apartments | 408 Units



RECENTLY COMPLETED (5+ UNIT PROPERTIES)

Property Name	Address	City	Units	Developer
1 4146 Broadway	4146 Broadway	Sacramento	9	Perito Moreno Holdings, LLC
2 Sutter Triangle	533 53rd St	Sacramento	11	Unknown
3 Orange Grove Ave (Bldg A & B)	Orange Grove Ave	North Highlands	12	Mercy Housing
4 Edge	490 Mill St	West Sacramento	64	Unknown
5 Main Street Plaza	140 Main St	Roseville	65	Meta Housing Corporation
6 3425 Orange Grove Ave	3425 Orange Grove Ave	North Highlands	80	Mercy Housing
7 The Gardens at Quail Run	10140 Bruceville Rd	Elk Grove	95	The Pacific Companies
8 Wellquest Senior at Granite Bay Living	9747 Sierra College Blvd	Granite Bay	114	Wellquest Granite Bay
9 Oakmont of East Sacramento	5301 F St	Sacramento	145	Unknown
10 The Strand Apartments	500 Douglas St	West Sacramento	408	MBK Real Estate Companies
2021 COMPLETED (YTD)			1,003	



Under Construction
 Total # of Units: 4,986
 Total # of Properties: 27



UNDER CONSTRUCTION (5+ UNIT PROPERTIES)

Property Name	Address	City	Units	Developer
1 4916 Cambridge Pl	4916 Cambridge Pl	Sacramento	8	Unknown
2 9th & Broadway	2416 9th St	Sacramento	34	Unknown
3 301 D St	301 D St	West Sacramento	40	American National Investments
4 Lavender Courtyard	1612-1616 F St	Sacramento	53	Mutual Housing of California
5 The James Phase II	6201 W Oaks Blvd	Rocklin	68	Duke Development Company
6 401 Broadway St	401 Broadway St	Sacramento	72	Grupe Management Company
7 Parkway Apartments	1105 Blue Ravine Rd	Folsom	72	Pacific West Communities, Inc.
8 1801 W Capitol Ave	1801 W Capitol Ave	West Sacramento	85	Mercy Housing
9 Eleanor Apartments	501 16th St	Sacramento	95	SKK Developments
10 17 Central	1631 K St	Sacramento	111	D & S Development, Inc.
11 Arden Way Apartments	880-924 Arden Way	Sacramento	120	Community Housing Works
12 The Kind Project	429 F St	West Sacramento	148	Urban Elements Design
13 Cathedral Square	1030 J St	Sacramento	153	St Anton Multifamily, Inc.
14 1717 S St	1717 S St	Sacramento	159	CFY Development, Inc.
15 The Frederic	609 Capitol Mall	Sacramento	162	Shorenstein Properties LLC
16 Aurora	2220 Cemo Cir	Gold River	162	USA Properties Fund, Inc.
17 Revel Folsom Apartments	2075 Iron Point Rd	Folsom	166	The Wolff Company
18 The Mansion	1517 H St	Sacramento	190	SKK Development Company
19 Sierra Gateway Apartments	5401 Sierra College Blvd	Rocklin	195	Flow Company /First Pointe Management
20 Arena Senior Apartments	4401 Truxel Rd	Sacramento	240	Unknown

UNDER CONSTRUCTION (5+ UNIT PROPERTIES)

Property Name	Address	City	Units	Developer
21 Element 79 at Town Center	4373 Town Center Blvd	El Dorado Hills	250	A.G. Spanos Companies
22 The West	805 S River Rd	West Sacramento	286	CA Ventures, LLC
23 The A.J.	703 N 7th St	Sacramento	345	LDK Capital, LLC
24 The Eisley	1567 Bartlett Ln	Sacramento	405	SKK Developments
25 Sacramento Commons	7th St	Sacramento	436	Weidner Property Management LLC
26 Maven	2570 3rd St	Sacramento	444	29th Street Capital
27 Mirasol Village	550 16th St	Sacramento	487	Unknown
TOTAL (UNDER CONSTRUCTION)			3,820	

Planned

Total # of Units: 7,653

Total # of Properties: 50

PLANNED

(5+ UNIT PROPERTIES)

PLANNED (5+ UNIT PROPERTIES)

Property Name	Address	City	Unit	Developer
1 2348 Castro Way	2348 Castro Way	Sacramento	9	HK3 Development LLC
2 Mission Manor Community	3532 Mission Ave	Carmichael	15	Unknown
3 4748 Engle Rd	4748 Engle Rd	Carmichael	18	Unknown
4 Oak Park Place	3204-3206 Broadway	Sacramento	21	Unknown
5 2711 Lock Ave	2711 Lock Ave	Sacramento	22	Unknown
6 330 12th St	330 12th St	Sacramento	24	Unknown
7 Bidwell Street Studios	501 E Bidwell St	Folsom	24	Unknown
8 Robla Apartments	5240 Rio Linda Blvd	Sacramento	39	Unknown
9 S3 Apartments	1900 3rd St	Sacramento	40	Tricap Development, LLC
10 39th & Broadway Senior Apartments	3900 Broadway	Sacramento	43	Related California Irvine
11 QArtLofts	1208-1220 Q St	Sacramento	46	Unknown
12 1629 S St	1629 S St	Sacramento	47	Unknown
13 Sunrise Pointe	7424 Sunrise Blvd	Citrus Heights	47	Jamboree Housing Corporation
14 The Crossings on Woodberry Way	10447 Folsom Blvd	Rancho Cordova	48	Urban Housing Communities
15 320 Vernon St	320 Vernon St	Roseville	48	Saroyan Masterbuilders
16 River I	745 3rd St	West Sacramento	57	Fulcrum Capital Corporation
17 Site C	7750 28th St	Sacramento	72	Unknown
18 Harbour Pointe & Maritime Dr	Harbour Pointe & Maritime Dr	Elk Grove	72	For the Future Housing Inc
19 16th and J Street Apartments	925 16th St	Sacramento	73	Unknown
20 1212-1314 Del Paso Blvd	1212-1314 Del Paso Blvd	Sacramento	75	Volunteers of America Sacramento & Northern CA

PLANNED (5+ UNIT PROPERTIES)

Property Name	Address	City	Unit	Developer
21 Bidwell Place	403 E Bidwell St	Folsom	75	St Anton Multifamily, Inc.
22 Mid Fifteen	1500 S St	Sacramento	76	Unknown
23 C Ave	C Ave	Auburn	79	Mercy Housing, Inc.
24 Junction Crossing	120 Pacific St	Roseville	80	St Anton Multifamily, Inc.
25 800 K St	800 K St	Sacramento	92	CFY Development, Inc.
26 4601-4625 10th Ave	4601-4625 10th Ave	Sacramento	99	Unknown
27 14 N	1380 N St	Sacramento	99	D & S Development, Inc
28 Four40 West	440 Sixth St	West Sacramento	106	Blackpine Communities
29 8009 Franklin Blvd	8009 Franklin Blvd	Sacramento	113	Unknown
30 4722 Nineth Ave	4722 Nineth Ave	Sacramento	130	Unknown
31 Crocker Village	Sutter Rd & Crocker Dr	Sacramento	131	Petrovich Development Company
32 1220 H St	1220 H St	Sacramento	137	Unknown
33 The Kind Project	620 4th St	West Sacramento	148	Unknown
34 3370 Zinfandel Dr	3370 Zinfandel Dr	Rancho Cordova	150	Unknown
35 Cyrene at Fiddymnt	7297 Malakai Cir	Roseville	152	Curve Development
36 Quarry Place	5615 Pacific St	Rocklin	180	St Anton Multifamily, Inc.
37 Hayden Parkway Apartments	2551 Hayden Pky	Roseville	198	Wood Rodgers Inc
38 4995 Stockton Blvd	4995 Stockton Blvd	Sacramento	200	Unknown
39 655 Menlo Dr	655 Menlo Dr	Rocklin	219	Lowell Development, Inc.
40 The Retreat at Sacramento	2601 Redding Ave	Sacramento	224	Unknown

PLANNED (5+ UNIT PROPERTIES)

Property Name	Address	City	Units	Developer
41 Carmichael Commons	5601 Winding Way	Carmichael	224	Generations LLC
42 3820 Chiles	3820 Chiles Rd	Davis	225	Artemis Real Estate Partners
43 THE METROPOLITAN	1001 J St	Sacramento	250	Saca Development
44 Maven on Fifth Street	2629 5th St	Sacramento	308	29th Street Capital
45 Bruceville Apartments	8373 Bruceville Rd	Elk Grove	351	Unknown
46 Duckhorn Pine Apartments	Duckhorn Dr	Sacramento	368	The Wolff Company
47 10K	930 K St	Sacramento	391	Mohanna Development
48 Natomas II	3701-3811 E Commerce Way	Sacramento	472	A.G. Spanos Companies
49 Site B	7612 Gibson Ln	Sacramento	744	Unknown
50 Antelope Acres - Site A	Elverta Rd	Antelope	792	Unknown
TOTAL (PLANNED)			7,653	

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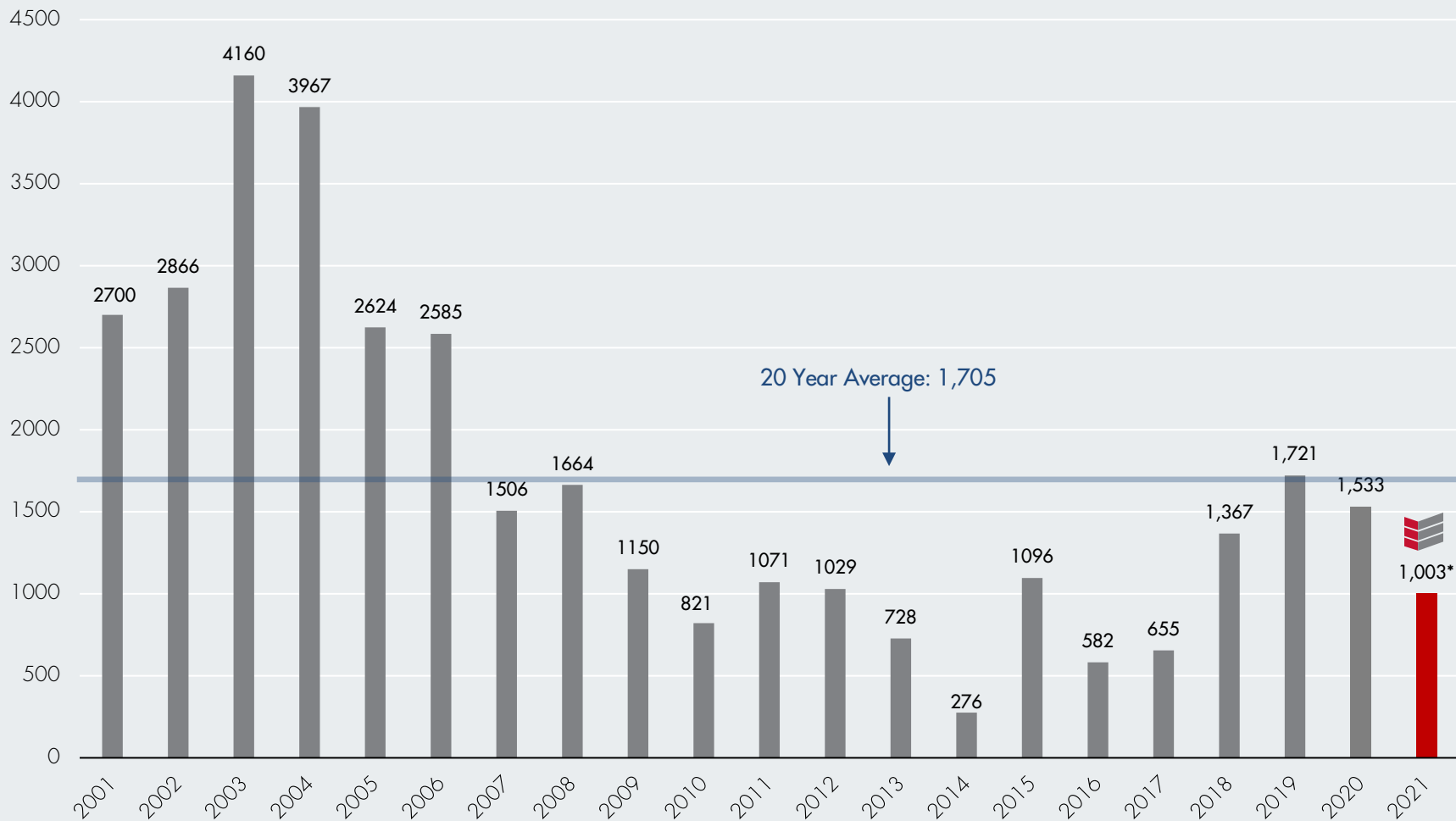
12 MONTH ABSORPTION

2,631 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

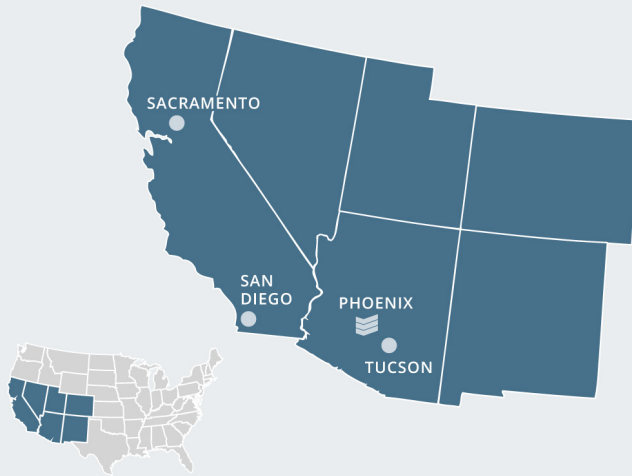
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