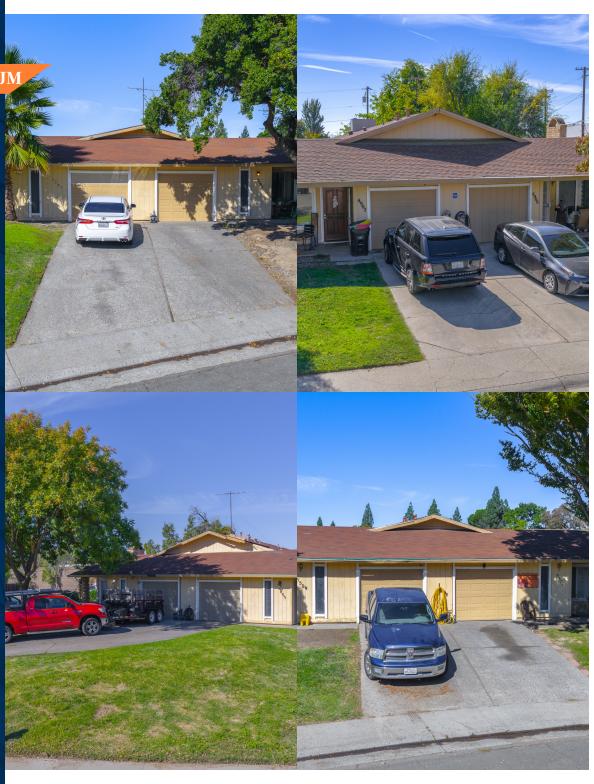
OFFERING MEMORANDUM

SACRAMENTO DUPLEX PORTFOLIO (10 UNITS)

4801 Mary Kate Dr, Sacramento, CA 95841 4900 Summerwood Cir, Sacramento, CA 95841 4917 Orchid Way, Sacramento, CA 95841 5505 Missie Way, Sacramento, CA 95841 5509 Missie Way, Sacramento, CA 95841



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Activity ID #ZAG0030321

EXCLUSIVELY LISTED BY

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- 6 EXECUTIVE SUMMARY
- 9 PROPERTY INFORMATION
- 17 FINANCIAL ANALYSIS
- **22** MARKET OVERVIEW

SECTION 1

EXECUTIVE SUMMARY

Offering Summary Investment Highlights

OFFERING SUMMARY

4900 SUMMERWOOD CIR

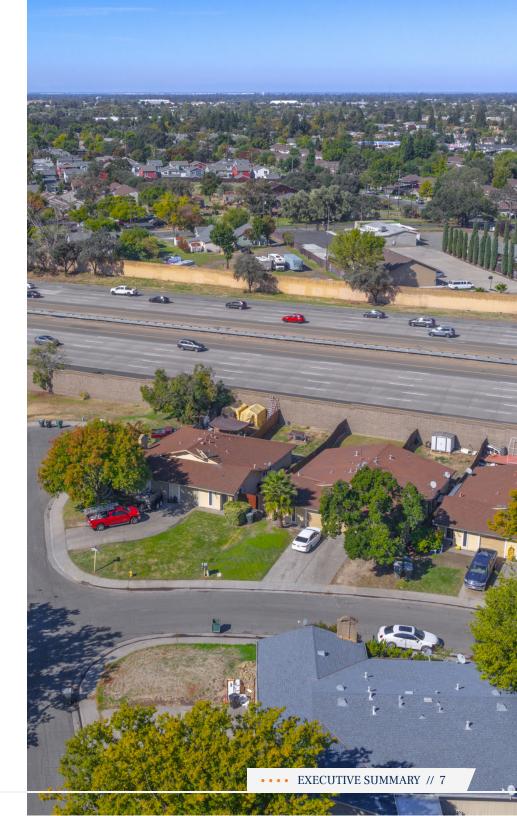






FINANCIAL

| Listing Price | \$2,675,000 |
|-------------------|------------------------|
| Down Payment | 100% / \$2,675,000 |
| NOI | \$120,958 |
| Cap Rate | 4.52% |
| Price/SF | \$277.66 |
| Rent/SF (Monthly) | \$1.74 |
| Price/Unit | \$267,500 |
| OPERATIONAL | |
| Rentable SF | 9,634 SF |
| # of Units | 10 |
| Lot Size | 0.92 Acres (40,075 SF) |
| Occupancy | 95% |
| Year Built | 1977 |



5 Duplexes - 10 Units

INVESTMENT OVERVIEW

The Sacramento Duplex Portfolio is a rare unified-ownership offering consisting of five well-located duplexes (10 units total) situated in the vibrant and growing northern Sacramento suburb of Foothill Farms (zip 95841/95842). Built in 1977, these properties share a cohesive unit mix, strong occupancy, and meaningful upside potential — an ideal opportunity for an investor seeking a stabilized, light value-add multifamily acquisition.

Each duplex is comprised of two 2-bedroom units (seven of the units featuring 2 bed / 1 bath and three units offering 2 bed / 2 bath). The aggregated rentable square footage is just under 10,000 SF, offering scale with simplicity. Each unit is outfitted with in-unit laundry and private yards, amenities that boost tenant retention and foster a residential feel within a suburban setting. Current occupancy is 100%, reflecting effective management and strong tenant demand in the submarket.

The portfolio's location near the American River College campus adds a stable tenant-base draw, while proximity and clustering of the five duplexes ensures operational efficiencies (maintenance, leasing, and oversight). The buildings were constructed in 1977, a vintage that offers value-add possibilities (e.g., kitchen/bath modernization, exterior enhancements) and rent growth opportunity through strategic upgrades.

With the portfolio's strong fundamentals (full occupancy, in-unit laundry, disruptive rents below market) and the location's growth momentum, this offering presents both cash flow stability and upside potential through proactive management.

INVESTMENT HIGHLIGHTS

All units are 2 bed/0 bath, and 3 units are 2 bed/2 bath

Clustering of five properties in the same general locale near American River College — streamlined operations, maintenance and leasing efficiencies

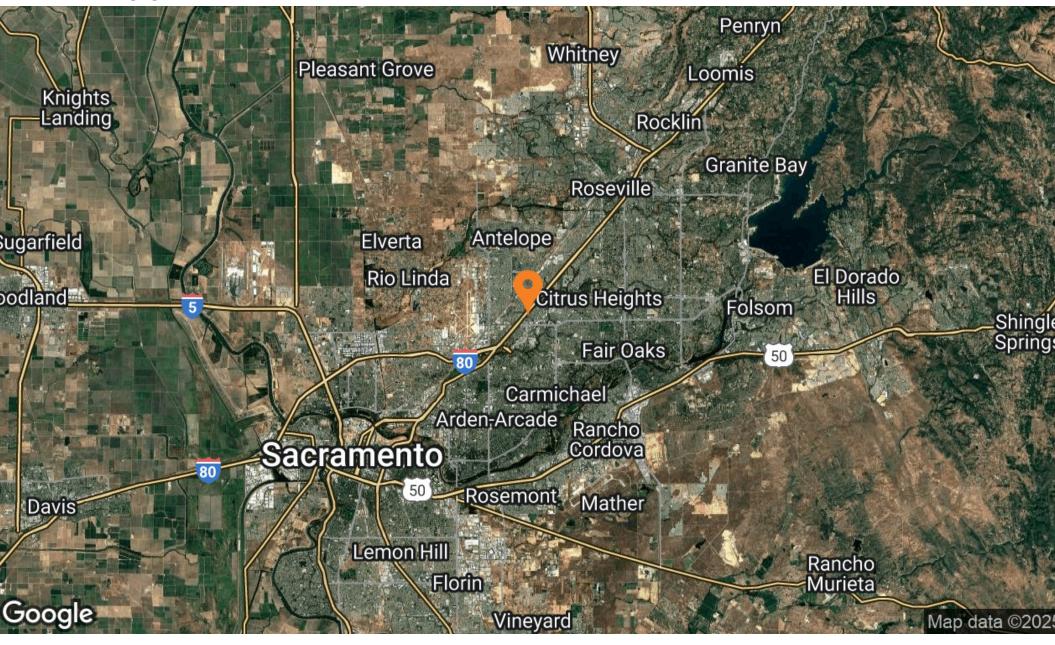
10 units total (5 duplexes) in a single ownership envelope — achieving scale while maintaining the simplicity of a smaller multifamily asset

SECTION 2

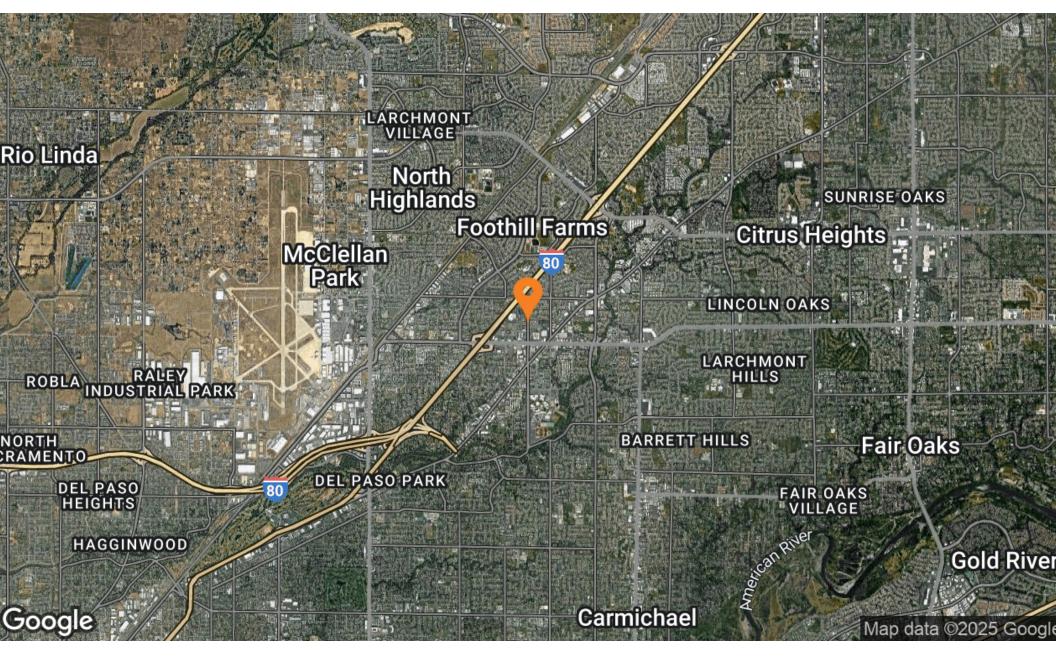
PROPERTY INFORMATION

Regional Map Local Map 4801 Mary Kate Dr 4900 Summerwood Cir 4917 Orchid Way 5505 Missie Way 5509 Missie Way

REGIONAL MAP







4801 MARY KATE DR, SACRAMENTO, CA 95841





4900 SUMMERWOOD CIR, SACRAMENTO, CA 95841





4917 ORCHID WAY, SACRAMENTO, CA 95841





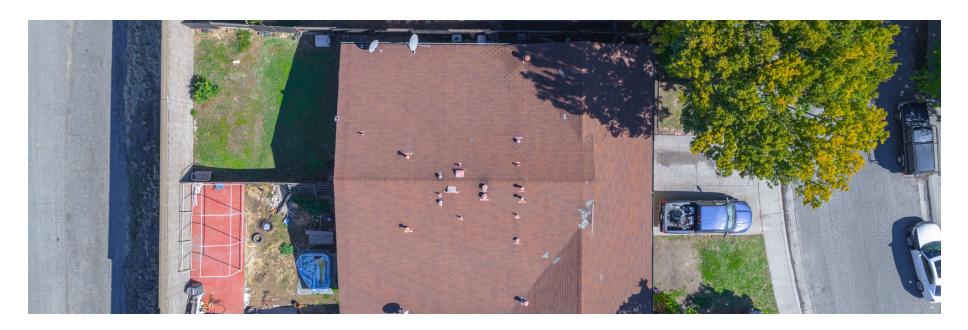
5505 MISSIE WAY, SACRAMENTO, CA 95841

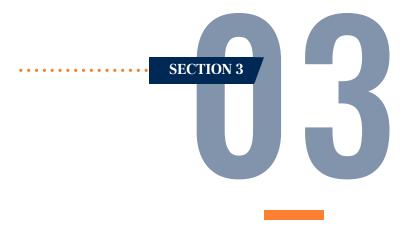




5509 MISSIE WAY, SACRAMENTO, CA 95841







FINANCIAL ANALYSIS

Rent Roll
Income & Expenses
Notes
Financial Details

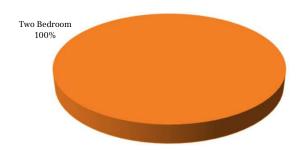


| | | | | SCHEDULED | | | POTENTIAL | | |
|------------------------|-------|--------|-------------------|-----------|-----------|----------|-----------|-----------|----------|
| | # OF | AVG SQ | RENTAL | AVERAGE | AVERAGE | MONTHLY | AVERAGE | AVERAGE | MONTHLY |
| UNIT TYPE | UNITS | FEET | RANGE | RENT | RENT / SF | INCOME | RENT | RENT / SF | INCOME |
| Two Bedroom One Bath | 7 | 948 | \$1,372 - \$1,850 | \$1,631 | \$1.72 | \$11,416 | \$1,822 | \$1.92 | \$12,755 |
| Two Bedroom Two Bath | 3 | 999 | \$1,735 - \$1,800 | \$1,770 | \$1.77 | \$5,311 | \$1,833 | \$1.84 | \$5,500 |
| TOTALS/WEIGHTED AVERAC | 10 | 963 | | \$1,673 | \$1.74 | \$16,727 | \$1,826 | \$1.89 | \$18,255 |

| GROSS ANNUALIZED RENTS | \$200,724 | \$219,060 | |
|------------------------|-----------|-----------|--|

Notes:

Unit Distribution





INCOME & EXPENSES

| INCOME | Current | | ProForma | NO | TES PER UNIT | 1 |
|--|---------------------|-------|------------|------|--------------|---|
| Rental Income | 210.060 | | 210.060 | | 21.006 | |
| Gross Potential Rent Loss / Gain to Lease | 219,060 (18,336) | 8.4% | 219,060 | [1 | 21,906 | |
| Gross Scheduled Rent | 200,724 | 0.170 | 219,060 | [1 | 21,906 | |
| Physical Vacancy | (10,036) | 5.0% | (10,953) | 5.0% | (1,095) | |
| TOTAL VACANCY | (\$10,036) | 5.0% | (\$10,953) | 5.0% | (\$1,095) | |
| EFFECTIVE GROSS INCOME | \$190,688 | | \$208,107 | | \$20,811 | |

| EXPENSES | Current | ProForma | NOTES | PER UNIT |
|----------------------------|-----------|-----------|-------|----------|
| Real Estate Taxes | 31,525 | 31,525 | [2] | 3,153 |
| Insurance | 8,000 | 8,000 | [3] | <u> </u> |
| Utilities - Gas & Electric | 421 | 421 | [4] | 42 |
| Utilities - Water & Sewer | 17,709 | 17,709 | [4] | 1,771 |
| Trash Removal | 1,208 | 1,208 | [4] | 121 |
| Repairs & Maintenance | 6,000 | 6,000 | [5] | 600 |
| Landscaping | 4,200 | 4,200 | [4] | 420 |
| Pest Control | 445 | 445 | [4] | 45 |
| Direct Tax Charge | 222 | 222 | [6] | 22 |
| TOTAL EXPENSES | \$69,730 | \$69,730 | | \$6,973 |
| EXPENSES AS % OF EGI | 36.6% | 33.5% | | |
| NET OPERATING INCOME | \$120,958 | \$138,377 | | \$13,838 |

Notes and assumptions to the above analysis are on the following page.



NOTES TO OPERATING STATEMENT

- [1] Loss-to-Lease Is The Difference Between Actual and Market Rents.
- [2] Property Taxes at New Purchase Price (Rate: 1.1785%%)
- [3] Insurance Costs Aligned with Contemporary Quotes (Neighboring Rate: \$800/Unit/Year)
- [4] Financial Data Derived from Owner-Supplied Profit and Loss Statements
- [5] Repair Expenses Standardized at an Annual Rate of \$600 Per Unit.
- [6] Direct Tax Charges as Indicated on the Most Recent Tax Statements.

FINANCIAL DETAILS

| SUMMARY | | |
|--------------------|-------------|-----|
| Price | \$2,675,000 | |
| Down Payment | \$1,471,250 | 55% |
| Number of Units | 10 | |
| Price Per Unit | \$267,500 | |
| Price Per SqFt | \$277.66 | |
| Rentable SqFt | 9,634 | |
| Lot Size | 0.92 Acres | |
| Approx. Year Built | 1977 | |

| RETURNS | Current | ProForma | Reno | |
|--------------------|---------|----------|-------|--|
| CAP Rate | 4.52% | 5.17% | 0.00% | |
| GRM | 13.33 | 12.21 | | |
| Cash-on-Cash | 2.02% | 3.20% | | |
| Debt Coverage Rati | 1.32 | 1.52 | | |

| FINANCING | 1st Loan | |
|---------------|-------------|--|
| Loan Amount | \$1,203,750 | |
| Loan Type | New | |
| Interest Rate | 6.10% | |
| Amortization | 30 Years | |
| Year Due | 2033 | |

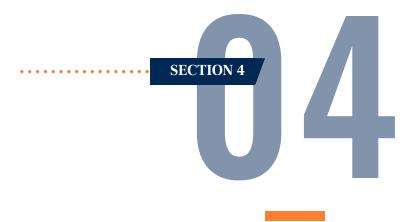
Loan information is subject to change. Contact your Marcus & Millichap Capital Corporation re

| # OF UNITS | UNIT TYPE | SQFT/UNIT | SCHEDULED RENTS | MARKET RENTS |
|------------|-------------|-----------|-----------------|--------------|
| 10 | Two Bedroom | 963 | \$1,673 | \$1,826 |

OPERATING DATA

| INCOME | | Current | | ProForma |
|----------------------------------|-------|-----------|-------|-----------|
| Gross Scheduled Rent | | \$200,724 | | \$219,060 |
| Less: Vacancy/Deductions | 5.0% | \$10,036 | 5.0% | \$10,953 |
| Total Effective Rental Income | | \$190,688 | | \$208,107 |
| Other Income | | \$0 | | \$0 |
| Effective Gross Income | | \$190,688 | | \$208,107 |
| Less: Expenses | 36.6% | \$69,730 | 33.5% | \$69,730 |
| Net Operating Income | | \$120,958 | | \$138,377 |
| Cash Flow | | \$120,958 | | \$138,377 |
| Debt Service | | \$91,302 | | \$91,302 |
| Net Cash Flow After Debt Service | 2.02% | \$29,656 | 3.20% | \$47,075 |
| Principal Reduction | | \$13,455 | | \$14,356 |
| TOTAL RETURN | 2.93% | \$43,110 | 4.18% | \$61,430 |

| EXPENSES | Current | ProForma |
|----------------------------|----------|----------|
| Real Estate Taxes | \$31,525 | \$31,525 |
| Insurance | \$8,000 | \$8,000 |
| Utilities - Gas & Electric | \$421 | \$421 |
| Utilities - Water & Sewer | \$17,709 | \$17,709 |
| Trash Removal | \$1,208 | \$1,208 |
| Repairs & Maintenance | \$6,000 | \$6,000 |
| Landscaping | \$4,200 | \$4,200 |
| Pest Control | \$445 | \$445 |
| Direct Tax Charge | \$222 | \$222 |
| TOTAL EXPENSES | \$69,730 | \$69,730 |
| Expenses/Unit | \$6,973 | \$6,973 |
| Expenses/SF | \$7.24 | \$7.24 |



MARKET OVERVIEW

Market Overview Market Overview Demographics



MARKET OVERVIEW

SACRAMENTO

As the capital to the largest U.S. state economy, the Sacramento-Roseville-Arden-Arcade metro is a hub of public and private sector activity. Two major universities foster an educated workforce that draws new companies to the market. New job opportunities, in turn, foster population growth as more households seek residential options in less dense areas. Lying in the middle of the 450-mile-long Central Valley, the metro comprises four counties: Sacramento, El Dorado, Placer and Yolo. More than 2.5 million people call the area home, and unlike the nearby Bay Area, Sacramento is seismically quiet, making it an ideal location for data centers and cloud computing storage. The city of Sacramento is the most populous, at approximately 526,000 residents, followed by Elk Grove and Roseville. The metro is a more typically automobile-centric environment than neighboring San Francisco.

METRO HIGHLIGHTS



LOGISTICS HUB

Proximity to the Bay Area and access to Interstates 5 and 80, as well as U.S. Route 50, make Sacramento a logistics hub. Sacramento International Airport also serves air freight.



RESILIENT EMPLOYMENT BASE

Sacramento's employment total grew at the 12fth-fast-est pace in the country in 2024 and was the second fast-growing job market on the West Coast. This is partly attributable to lower relative costs attracting businesses and in-migration from workers.



EXPANDING RESIDENTIAL NEEDS

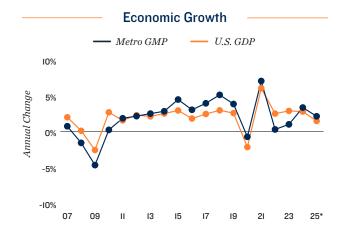
Placer County, abutting
Lake Tahoe, is one of the
fastest-growing areas in the
state, contributing to robust
long-term local housing
demand.



MARKET OVERVIEW

ECONOMY

- Sacramento is home to the California State Capitol, making the government sector important to the region's economy, even with its recent diversification.
- University of California, Davis and California State University,
 Sacramento, along with associated medical systems, prop up a large education and health services ecosystem, forming a broad base for employment, along with many area hospitals.
- As the most populous metro in California's fertile Central Valley, Sacramento is the hub for the United State's largest agriculture market by dollar-value of output sold.



MAJOR AREA EMPLOYERS

- · California State University, Sacramento
- Sutter Health
- Kaiser Permanente
- Verizon
- UPS
- Dignity Health
- University of California, Davis
- Blue Shield of California
- Wells Fargo



SHARE OF 2025 TOTAL EMPLOYMENT



40/₀

MANUFACTURING



16%
TRADE, TRANSPORTATION
AND UTILITIES



24% GOVERNMENT



17% EDUCATION AND HEALTH SERVICES



5% FINANCIAL ACTIVITIES



13%
PROFESSIONAL AND
BUSINESS SERVICES



7% CONSTRUCTION



10%
LEISURE AND HOSPITALITY



1%
INFORMATION



3%
OTHER SERVICES

 $Note: Figures\ are\ rounded\ to\ nearest\ whole\ percentage\ point$

MARKET OVERVIEW

DEMOGRAPHICS

- The metro is expected to add nearly 66,000 people over the next five years, resulting in the formation of roughly 25,000 new households.
- A median home price below other major California markets has produced a homeownership rate of about 61 percent.
- Among residents ages 25 and older, 36 percent hold bachelor's degrees and 13 percent also have a graduate or professional degree.

QUALITY OF LIFE

Residents and visitors can enjoy many recreational activities. Sacramento is home to professional sports teams, headlined by the Kings (NBA). Within a short drive away are some of the world's finest wine-producing regions: the Napa, Sonoma and Alexander valleys. Sacramento is also just a short distance from Lake Tahoe and its popular ski resorts. The area offers various cultural opportunities, including the ballet, opera, museums, a zoo and music festivals. In addition to four community colleges, there are two universities in the region: California State University, Sacramento and University of California, Davis, Students new to the area can visit Old Sacramento, which is a 28-acre historical landmark that pays homage to California circa the 1849 Gold Rush.

SPORTS

Basketball | NBA | Sacramento Kings Baseball | MiLB | Sacramento River Cats Soccer | USL | Sacramento Republic FC



EDUCATION

- University of California, Davis
- California State University, Sacramento
 - California Northstate University
 - Sacramento City College



ARTS & ENTERTAINMENT

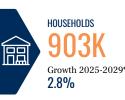
- Sacramento Zoo
- Sacramento Philharmonic Orchestra
 - Crocker Art Museum
- Sacramento Memorial Auditorium



QUICK FACTS



POPULATION Growth 2025-2029* 2.7%



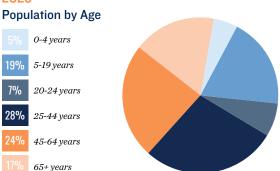


MEDIAN AGE U.S. Median: 39



*Forecast

2025



Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

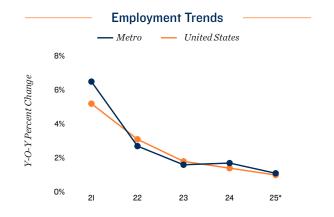


SACRAMENTO

Sacramento Navigates Slowing Supply and Demand Growth Amid Shifting Submarket Trends

Construction declines after a historic year. Sacramento's apartment openings reached a peak in 2024 with over 3,000 units completed. This comes after three consecutive years of elevated activity averaging more than 2,000 units annually — a pace not seen since the early 2000s. While deliveries are expected to slow in 2025, the effects of oversupply remain concentrated in the city's core. At the same time, Sacramento is projected to lead major California metros in number of jobs created this year, though gains are moderating and white-collar employment is set to decline for a fourth consecutive year. As a result, apartment demand growth will soften, pushing vacancies higher and keeping rent increases subdued.

Submarkets show diverging trends across property classes. While elevated supply has weighed on Sacramento's apartment market, performance varies by submarket and asset class. Downtown continues to struggle with vacancy over 9 percent. The Class C and A rates are near historic highs above 10 percent and 8 percent, respectively, alongside declining rents. Growing areas like Roseville-Rocklin and Arden-Arcade are seeing rent gains and falling vacancies across property classes. Meanwhile, more established suburbs, such as Folsom and Natomas, are posting slower rent growth in luxury buildings than budget ones. Taken together, these trends suggest a broader market shift: renters are increasingly favoring cost-efficient suburban options over high-end urban living.



* Forecast Sources: BLS; CoStar Group, Inc.; RealPage, Inc.

Multifamily 2025 Outlook



JOBS
will be created

EMPLOYMENT:

Total employment in the metro is set to grow by 1.0 percent through 2025, even with a projected decline in white-collar roles — the smallest gain since 2011, excluding 2020's losses.



2,100
UNITS
will be completed

CONSTRUCTION:

Supply pressure is expected to ease after a record number of completions in 2024. Total inventory is forecast to grow by 1.1 percent in 2025, below the five-year average of 1.4 percent.



30
BASIS POINT increase in vacancy

VACANCY:

A slowing labor market and residual supply pressure are poised to push the vacancy rate to 4.7 percent, in part due to elevated downtown vacancies, which stood at 9.0 percent as of March.



0.9%
INCREASE
in effective rent

RENT:

Fewer deliveries and strong absorption in 2025 will lift average monthly rent modestly to \$1,996. Sacramento has not seen a rent decline in over a decade — rare among major California markets.

MARKET OVERVIEW

1Q 2025 — 12-Month Period



CONSTRUCTION

3,190 units completed

- The 12 months ended in March 2025 marked the highest number of deliveries in any 12-month period in the metro since at least before 2000.
- Apartments were delivered across several Sacramento submarkets. Central Sacramento, Folsom-Orangevale-Fair Oaks and Natomas each posted additions of more than 500 units.



VACANCY

120 basis point decrease in vacancy Y-O-Y

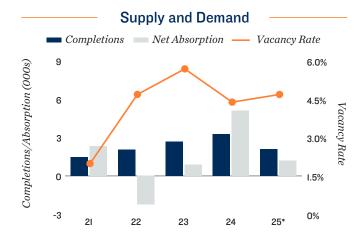
- Over the past 12 months, Sacramento saw one of its steepest vacancy declines. This drop brought the rate to 4.4 percent, matching the 2010-2019 average and suggesting a return to long-run equilibrium.
- Vacancy fell sharply in Class B and C assets by 140 and 200 basis points, respectively while Class A facilities saw only a 20-basis-point drop.

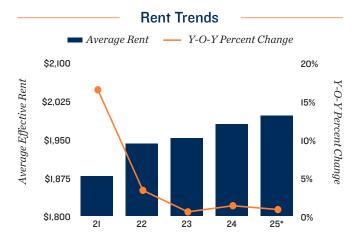


RENT

0.7% increase in the average effective rent Y-O-Y

- The average rent reached a historic high of \$2,003 per month in September 2024 before declining slightly, ending the first quarter of 2025 at \$1,971.
- Rents held steady year over year in most submarkets. The exceptions were Central Sacramento, which saw a decrease of 3.6 percent in the average monthly rent, and Natomas, where the mean rose by 2.0 percent.





^{*}Forecast Sources: CoStar Group, Inc.; Real Capital Analytics; RealPage, Inc

MARKET OVERVIEW

Investment Highlights

- Transaction activity has picked up over the past 12 months after a slow 2023, but the number of trades still trails the 2012-2022 average, suggesting more deals could materialize. The average cap rate has climbed to 5.7 percent back to 2017 levels driven by higher borrowing costs and a drop in average price per unit from the 2022 peak. While pricing has adjusted, consistent demand for workforce housing and resilient rent growth suggest the market is settling into a more sustainable equilibrium.
- Sales remain heavily concentrated in Class B and C assets. Class A properties make up less than 5 percent of historical transactions and show no signs of increased activity, which underscores Sacramento's role as an affordable alternative to the Bay Area.
- Most transactions are occurring in Central Sacramento, followed by Natomas and Arden-Arcade. While the
 first two submarkets are also absorbing much of the metro's recent apartment deliveries, Arden-Arcade
 has seen virtually no inventory growth in the past five years. Yet the submarket is drawing growing interest
 from renters due to its central location, relative affordability and rising demand for budget-conscious
 housing.



^{**} Through 1Q Sources: CoStar Group, Inc.; Real Capital Analytics; RealPage, Inc.

DEMOGRAPHICS

| POPULATION | 1 Mile | 3 Miles | 5 Miles |
|------------------------------------|--------|---------|---------|
| 2029 Projection | | | |
| Total Population | 24,761 | 162,984 | 381,623 |
| 2024 Estimate | | | |
| Total Population | 24,476 | 161,290 | 376,330 |
| 2020 Census | | | |
| Total Population | 24,882 | 163,285 | 380,381 |
| 2010 Census | | | |
| Total Population | 21,758 | 146,652 | 345,269 |
| Daytime Population | | | |
| 2024 Estimate | 21,563 | 141,805 | 315,052 |
| HOUSEHOLDS | 1 Mile | 3 Miles | 5 Miles |
| 2029 Projection | | | |
| Total Households | 9,604 | 61,712 | 145,494 |
| 2024 Estimate | | | |
| Total Households | 9,502 | 61,008 | 143,377 |
| Average (Mean) Household Size | 2.5 | 2.6 | 2.6 |
| 2020 Census | | | |
| Total Households | 9,363 | 60,052 | 140,486 |
| 2010 Census | | | |
| Total Households | 8,495 | 55,762 | 131,302 |
| Growth 2024-2029 | 1.1% | 1.2% | 1.5% |
| HOUSING UNITS | 1 Mile | 3 Miles | 5 Miles |
| Occupied Units | | | |
| 2029 Projection | 9,954 | 64,054 | 150,803 |
| 2024 Estimate | 9,845 | 63,313 | 148,583 |
| Owner Occupied | 3,590 | 32,863 | 78,559 |
| Renter Occupied | 5,926 | 28,205 | 64,739 |
| Vacant | 344 | 2,305 | 5,206 |
| Persons in Units | | | |
| 2024 Estimate Total Occupied Units | 9,502 | 61,008 | 143,377 |
| 1 Person Units | 28.2% | 27.0% | 27.4% |
| 2 Person Units | 32.1% | 33.0% | 32.7% |
| 3 Person Units | 18.0% | 17.5% | 16.7% |
| 4 Person Units | 10.4% | 11.2% | 11.8% |
| 5 Person Units | 6.8% | 6.5% | 6.5% |
| 6+ Person Units | 4.5% | 4.9% | 4.9% |

| HOUSEHOLDS BY INCOME | 1 Mile | 3 Miles | 5 Miles | |
|-----------------------------------|----------|----------|----------|--|
| 2024 Estimate | | | | |
| \$200,000 or More | 3.5% | 6.6% | 8.5% | |
| \$150,000-\$199,999 | 5.3% | 8.3% | 8.9% | |
| \$100,000-\$149,999 | 15.9% | 19.1% | 19.4% | |
| \$75,000-\$99,999 | 14.3% | 14.5% | 14.5% | |
| \$50,000-\$74,999 | 17.8% | 17.6% | 16.9% | |
| \$35,000-\$49,999 | 12.3% | 10.4% | 10.2% | |
| \$25,000-\$34,999 | 10.0% | 8.1% | 7.5% | |
| \$15,000-\$24,999 | 9.8% | 6.9% | 6.1% | |
| Under \$15,000 | 10.9% | 8.6% | 8.0% | |
| Average Household Income | \$74,916 | \$92,142 | \$99,493 | |
| Median Household Income | \$61,266 | \$76,319 | \$82,254 | |
| Per Capita Income | \$29,098 | \$35,196 | \$37,906 | |
| POPULATION PROFILE | 1 Mile | 3 Miles | 5 Miles | |
| Population By Age | | | | |
| 2024 Estimate Total Population | 24,476 | 161,290 | 376,330 | |
| Under 20 | 26.7% | 25.2% | 25.1% | |
| 20 to 34 Years | 24.1% | 21.4% | 21.1% | |
| 35 to 39 Years | 7.5% | 7.2% | 7.2% | |
| 40 to 49 Years | 11.4% | 11.7% | 11.9% | |
| 50 to 64 Years | 17.0% | 17.8% | 18.1% | |
| Age 65+ | 13.3% | 16.7% | 16.6% | |
| Median Age | 37.0 | 39.0 | 39.0 | |
| Population 25+ by Education Level | | | | |
| 2024 Estimate Population Age 25+ | 16,344 | 110,989 | 259,542 | |
| Elementary (0-8) | 5.8% | 5.6% | 4.9% | |
| Some High School (9-11) | 5.0% | 5.4% | 5.7% | |
| High School Graduate (12) | 30.0% | 28.0% | 26.4% | |
| Some College (13-15) | 30.1% | 27.0% | 26.7% | |
| Associate Degree Only | 10.6% | 10.8% | 10.7% | |
| Bachelor's Degree Only | 13.2% | 15.7% | 17.0% | |
| Graduate Degree | 5.4% | 7.6% | 8.7% | |
| Population by Gender | | | | |
| 2024 Estimate Total Population | 24,476 | 161,290 | 376,330 | |
| Male Population | 51.2% | 51.5% | 51.2% | |
| Female Population | 48.8% | 48.5% | 48.8% | |

DEMOGRAPHICS



POPULATION

In 2024, the population in your selected geography is 376,330. The population has changed by 9.00 percent since 2010. It is estimated that the population in your area will be 381,623 five years from now, which represents a change of 1.4 percent from the current year. The current population is 51.2 percent male and 48.8 percent female. The median age of the population in your area is 38.0, compared with the U.S. average, which is 39.0. The population density in your area is 4,786 people per square mile.



EMPLOYMENT

In 2024, 174,949 people in your selected area were employed. The 2010 Census revealed that 63.1 of employees are in white-collar occupations in this geography, and 18.8 are in blue-collar occupations. In 2024, unemployment in this area was 5.0 percent. In 2010, the average time traveled to work was 27.00 minutes.



HOUSEHOLDS

There are currently 143,377 households in your selected geography. The number of households has changed by 9.20 percent since 2010. It is estimated that the number of households in your area will be 145,494 five years from now, which represents a change of 1.5 percent from the current year. The average household size in your area is 2.6 people.



HOUSING

The median housing value in your area was \$436,008 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 72,979.00 owner-occupied housing units and 58,320.00 renter-occupied housing units in your area.



INCOME

In 2024, the median household income for your selected geography is \$82,254, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 71.59 percent since 2010. It is estimated that the median household income in your area will be \$93,791 five years from now, which represents a change of 14.0 percent from the current year.

The current year per capita income in your area is \$37,906, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$99,493, compared with the U.S. average, which is \$101,307.



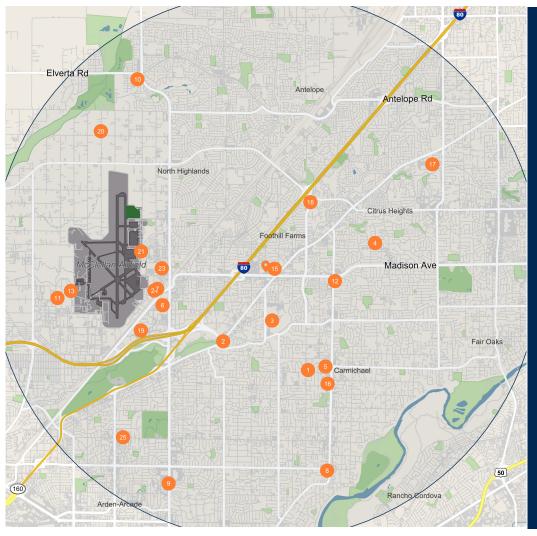
EDUCATION

The selected area in 2024 had a lower level of educational attainment when compared with the U.S averages. 24.8 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 10.7 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was higher than the nation's at 17.9 percent vs. 8.8 percent, respectively.

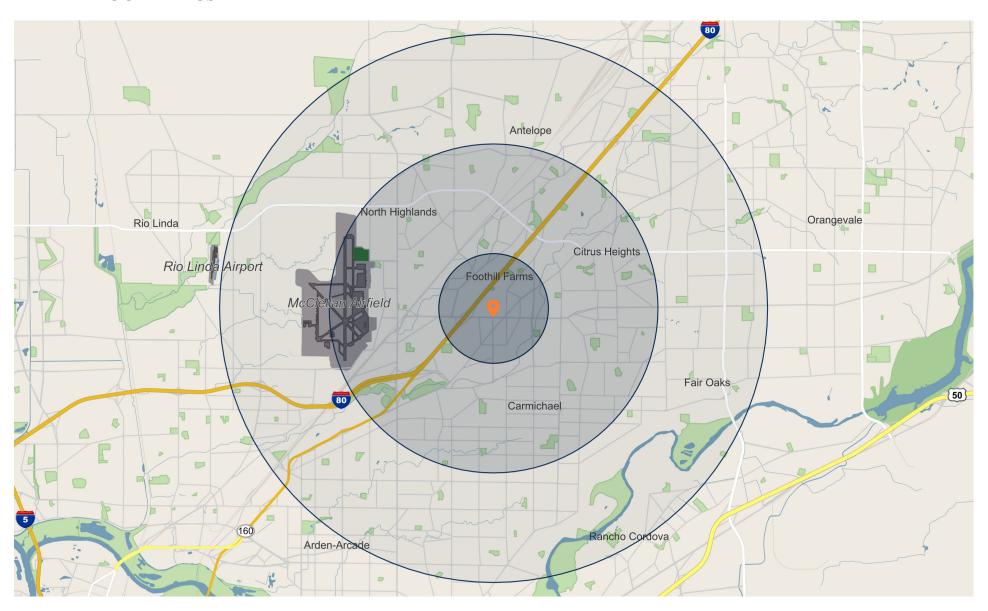
The area had fewer high-school graduates, 2.8 percent vs. 26.2 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 35.2 percent in the selected area compared with the 19.7 percent in the U.S.

DEMOGRAPHICS



| | Major Employers | Employees |
|----|---|-----------|
| 1 | Sunbrdge Brttany Rhblttion Ctr-American Rver Care Rhblttion C | 3,163 |
| 2 | Willow Springs LLC-Heritage Oaks Hospital | 1,872 |
| 3 | Los Rios Community College Dst-American River College | 1,787 |
| 4 | Dignity Health-Mercy San Juan Medical Center | 1,500 |
| 5 | Blue Shield Cal Lf Hlth Insur | 1,324 |
| 6 | Homeq Servicing Corporation | 1,000 |
| 7 | Fortuna Bus MGT Consulting Inc-Fortuna BMC | 750 |
| 8 | Acct Holdings LLC | 594 |
| 9 | Interim Healthcare Inc-Interim Services | 578 |
| 10 | Walmart Inc-Walmart | 540 |
| 11 | Villara Corporation-Walk Through Video | 482 |
| 12 | Diez & Leis RE Group Inc-Prudential Norcal Realty | 466 |
| 13 | SPI Solar Inc | 451 |
| 14 | Permanente Medical Group Inc-Kaiser Permanente | 414 |
| 15 | H & D Electric | 360 |
| 16 | Smart & Final Stores Inc | 359 |
| 17 | County of Sacramento-Parks and Recreation Dept | 357 |
| 18 | Century Theatres Inc-Cinedome 9 | 351 |
| 19 | Builders Firstsource Inc-Heritage One Door & Carpentry | 350 |
| 20 | Marques Gen Engrg Inc A Cal Co | 350 |
| 21 | Northrop Grumman Systems Corp-Northrop Grumman Info Systems | 343 |
| 22 | SPI Energy Co Ltd | 316 |
| 23 | Sbm Management Services LP-Sbm Management Services | 300 |
| 24 | Faneuil Inc | 299 |
| 25 | Ulta Beauty Inc | 297 |

DEMOGRAPHICS



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