

2110-2112 I Street - Sacramento

2110 I St, Sacramento, CA 95816



NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

RENT DISCLAIMER

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

Activity ID #ZAF0030128

Marcus & Millichap

OFFICES THROUGHOUT THE U.S. AND CANADA
marcusmillichap.com



EXCLUSIVELY LISTED BY

Isaak Heitzeberg

First Vice President Investments

Office: Sacramento

Direct: 916.724.1285

Isaak.Heitzeberg@marcusmillichap.com

License: CA #01989468

Marcus & Millichap



DISCLAIMER

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

Marcus & Millichap



2112

2310



TABLE OF CONTENTS

SECTION 1 Executive Summary	7
----------------------------------------------	---

SECTION 2 Property Information	12
-------------------------------------------------	----

SECTION 3 Financial Analysis	14
-----------------------------------------------	----

SECTION 4 Sale Comparables	20
---------------------------------------------	----

SECTION 5 Lease Comparables	30
----------------------------------------------	----

SECTION 6 Market Overview	38
--------------------------------------------	----

SECTION 1

Executive Summary

OFFERING SUMMARY

INVESTMENT HIGHLIGHTS

Marcus & Millichap



OFFERING SUMMARY



Listing Price
\$950,000



Cap Rate
4.83%



of Units
2

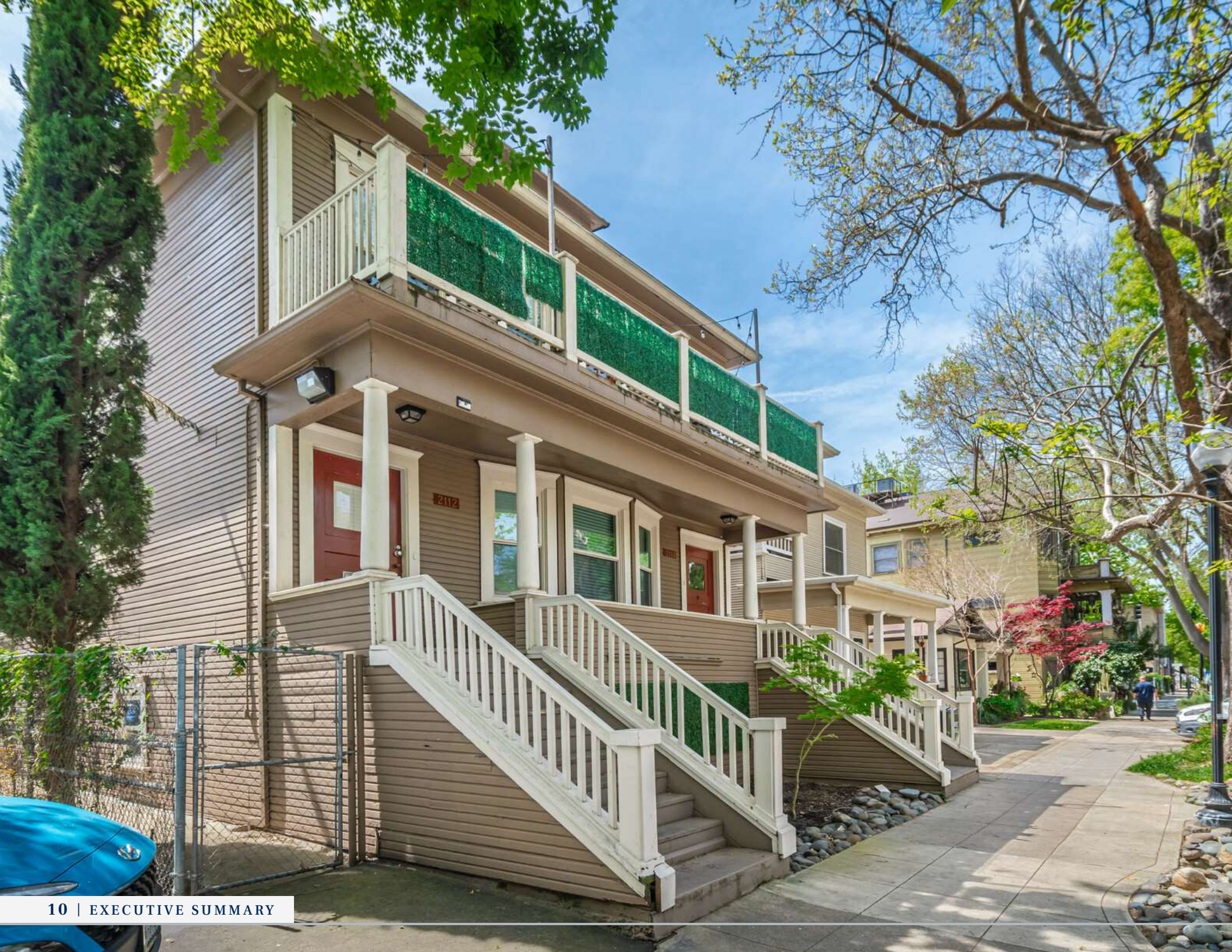
FINANCIAL

Listing Price	\$950,000
Down Payment	100% / \$950,000
NOI	\$45,848
Cap Rate	4.83%
Total Return	4.83%
Price/SF	\$341.36
Rent/SF	\$1.99
Price/Unit	\$475,000

OPERATIONAL

Rentable SF	2,783 SF
# of Units	2
Lot Size	0.12 Acres (5,227 SF)
Occupancy	97%
Year Built	1890





2110-2112 I STREET - SACRAMENTO

2110 I St, Sacramento, CA 95816

INVESTMENT OVERVIEW

Marcus and Millichap is pleased to present the exclusive opportunity to purchase this historic duplex at 2110 I St, Sacramento, CA 95816. Built-in 1890, this 2,783-square-foot duplex has been lightly updated, offering a blend of vintage charm and modern convenience. Situated on a large lot, this property has the potential to accommodate an Additional Dwelling Unit (ADU), adding further value and versatility to the investment.

Investing in 2110 I St presents a unique opportunity to own a piece of Sacramento's history while tapping into the potential for additional income through rental units or expansion. Don't miss out on this exclusive investment opportunity. Contact us today for more information and to schedule a tour.

INVESTMENT HIGHLIGHTS

Built in 1890, this duplex showcases period details and architectural character that appeal to tenants and investors.

With a large lot size, there is ample space for potential expansion or adding an ADU, which would provide additional rental income or living space options.

Located in Sacramento, a thriving metropolitan area, this property benefits from proximity to amenities, transportation, and employment opportunities.

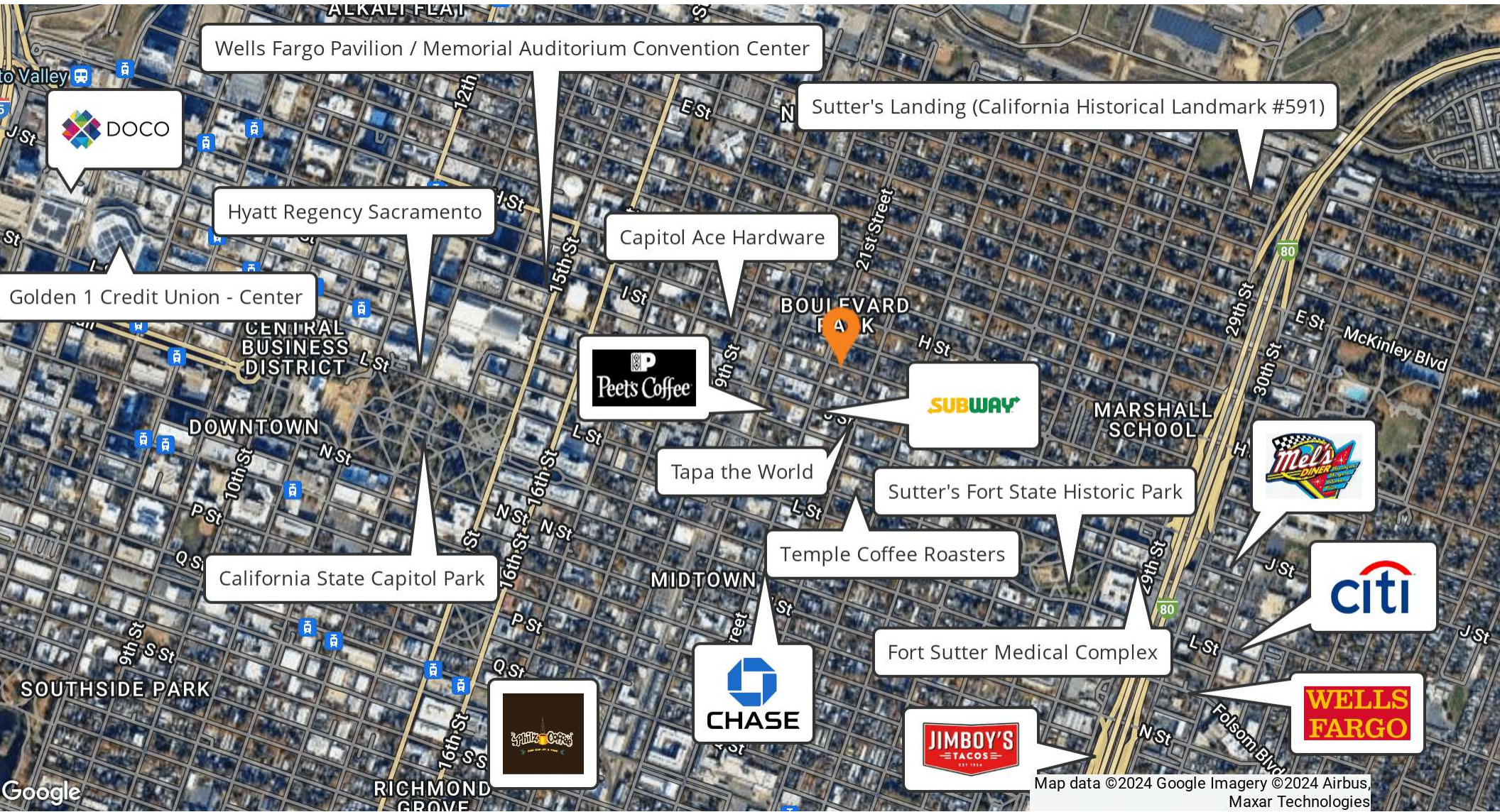
SECTION 2

Property Information

RETAILER MAP

Marcus & Millichap

2110-2112 I Street - Sacramento // RETAILER MAP



SECTION 3

Financial Analysis

FINANCIAL DETAILS

Marcus & Millichap



FINANCIAL DETAILS // 2110-2112 I Street - Sacramento

As of March,2024

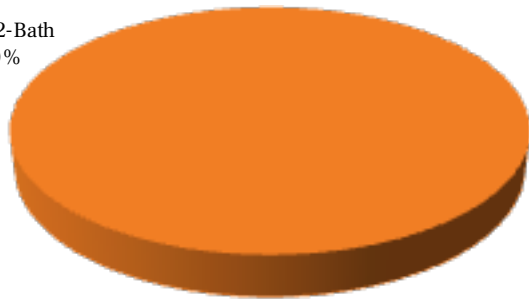
UNIT	UNIT TYPE	Square Feet	SCHEDULED	SCHEDULED	POTENTIAL	POTENTIAL
			Rent / Month	Rent / SF/ Month	Rent / Month	Rent/ SF/ Month
1	2 Bedroom	1,200	\$2,650	\$2.21	\$2,650	\$2.21
2	2 Bedroom + Den	1,500	\$2,900	\$1.93	\$2,900	\$1.93
Total		2,700	\$5,550	\$2.06	\$5,550	\$2.06

2110-2112 I Street - Sacramento // FINANCIAL DETAILS

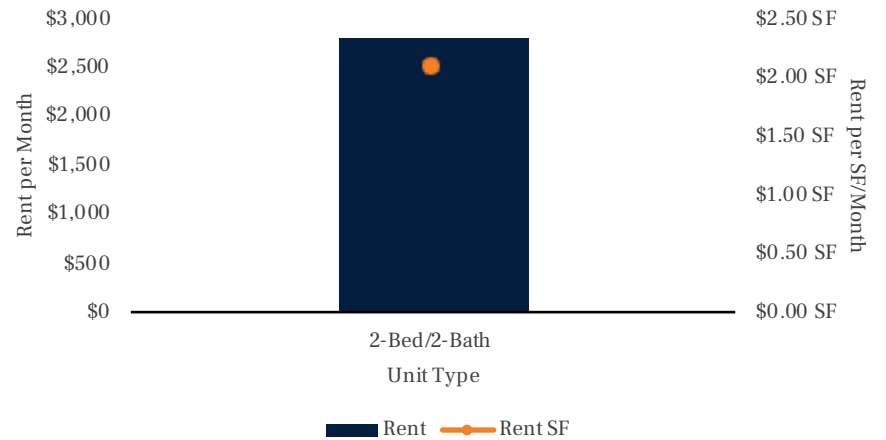
UNIT TYPE	# OF UNITS	AVG SQ FEET	RENTAL RANGE	SCHEDULED			POTENTIAL		
				AVERAGE RENT	AVERAGE RENT / SF	MONTHLY INCOME	AVERAGE RENT	AVERAGE RENT / SF	MONTHLY INCOME
2 Bedroom + Den	1	1,500	\$2,900 - \$2,900	\$2,900	\$1.93	\$2,900	\$2,900	\$1.93	\$2,900
2 Bedroom	1	1,200	\$2,650 - \$2,650	\$2,650	\$2.21	\$2,650	\$2,650	\$2.21	\$2,650
TOTALS/WEIGHTED AVERAGES	2	1,350		\$2,775	\$2.06	\$5,550	\$2,775	\$2.06	\$5,550
GROSS ANNUALIZED RENTS				\$66,600			\$66,600		

Unit Distribution

2-Bed/2-Bath
100%



Unit Rent



FINANCIAL DETAILS // 2110-2112 I Street - Sacramento

INCOME	Current		Year 1	NOTES	PER UNIT	PER SF
Rental Income						
Gross Potential Rent	66,600		68,598		34,299	25.41
Loss / Gain to Lease	0	0.0%	0		0	0.00
Gross Scheduled Rent	66,600		68,598		34,299	25.41
Physical Vacancy	(1,998)	3.0%	(2,058)	3.0%	(1,029)	(0.76)
TOTAL VACANCY	(\$1,998)	3.0%	(\$2,058)	3.0%	(\$1,029)	(\$1)
EFFECTIVE GROSS INCOME	\$64,902		\$66,840		\$33,420	\$24.76
EXPENSES						
Real Estate Taxes	10,450		10,450		5,225	3.87
Utilities - Electric	294		294		147	0.11
Utilities - Water & Sewer	2,639		2,639		1,320	0.98
Repairs & Maintenance	1,038		1,038		519	0.38
General & Administrative	4,424		4,424		2,212	1.64
Misc. Expenses	210		210		105	0.08
TOTAL EXPENSES	\$19,055		\$19,055		\$9,528	\$7.06
EXPENSES AS % OF EGI	29.4%		28.5%			
NET OPERATING INCOME	\$45,848		\$47,785		\$23,893	\$17.70

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

2110-2112 I Street - Sacramento // FINANCIAL DETAILS

SUMMARY		
Price	\$950,000	
Down Payment	\$950,000	100%
Number of Units	2	
Price Per Unit	\$475,000	
Price Per SqFt	\$351.85	
Rentable SqFt	2,700	
Lot Size	0.12 Acres	
Approx. Year Built	1890/2018	

RETURNS	Current	Year 1	Reno
CAP Rate	4.83%	5.03%	5.03%
GRM	14.26	13.85	
Cash-on-Cash	4.83%	5.03%	
Debt Coverage Ratio	N/A	N/A	

# OF UNITS	UNIT TYPE	SQFT/UNIT	SCHEDULED RENTS	MARKET RENTS
2	2-Bed/2-Bath	1,350	\$2,775	\$2,775

OPERATING DATA				
INCOME		Current	Year 1	
Gross Scheduled Rent		\$66,600		\$68,598
Less: Vacancy/Deductions	3.0%	\$1,998	3.0%	\$2,058
Total Effective Rental Income		\$64,602		\$66,540
Other Income		\$300		\$300
Effective Gross Income		\$64,902		\$66,840
Less: Expenses	29.4%	\$19,055	28.5%	\$19,055
Net Operating Income		\$45,848		\$47,785
Cash Flow		\$45,848		\$47,785
Debt Service		\$0		\$0
Net Cash Flow After Debt Service		4.83% \$45,848	5.03%	\$47,785
Principal Reduction		\$0		\$0
TOTAL RETURN		4.83% \$45,848	5.03%	\$47,785

EXPENSES		Current	Year 1	
Real Estate Taxes		\$10,450		\$10,450
Utilities - Electric		\$294		\$294
Utilities - Water & Sewer		\$2,639		\$2,639
Repairs & Maintenance		\$1,038		\$1,038
General & Administrative		\$4,424		\$4,424
Misc. Expenses		\$210		\$210
TOTAL EXPENSES		\$19,055		\$19,055
Expenses/Unit		\$9,527		\$9,528
Expenses/SF		\$7.06		\$7.06

SECTION 4

Sale Comparables

SALE COMPS MAP

SALE COMPS SUMMARY

PRICE PER SF CHART

PRICE PER UNIT CHART

SALE COMPS

Marcus & Millichap

SALE COMPS MAP

★ 2110-2112 I Street - Sacramento

1 523 18th St

2 1517 Eggplant Alley

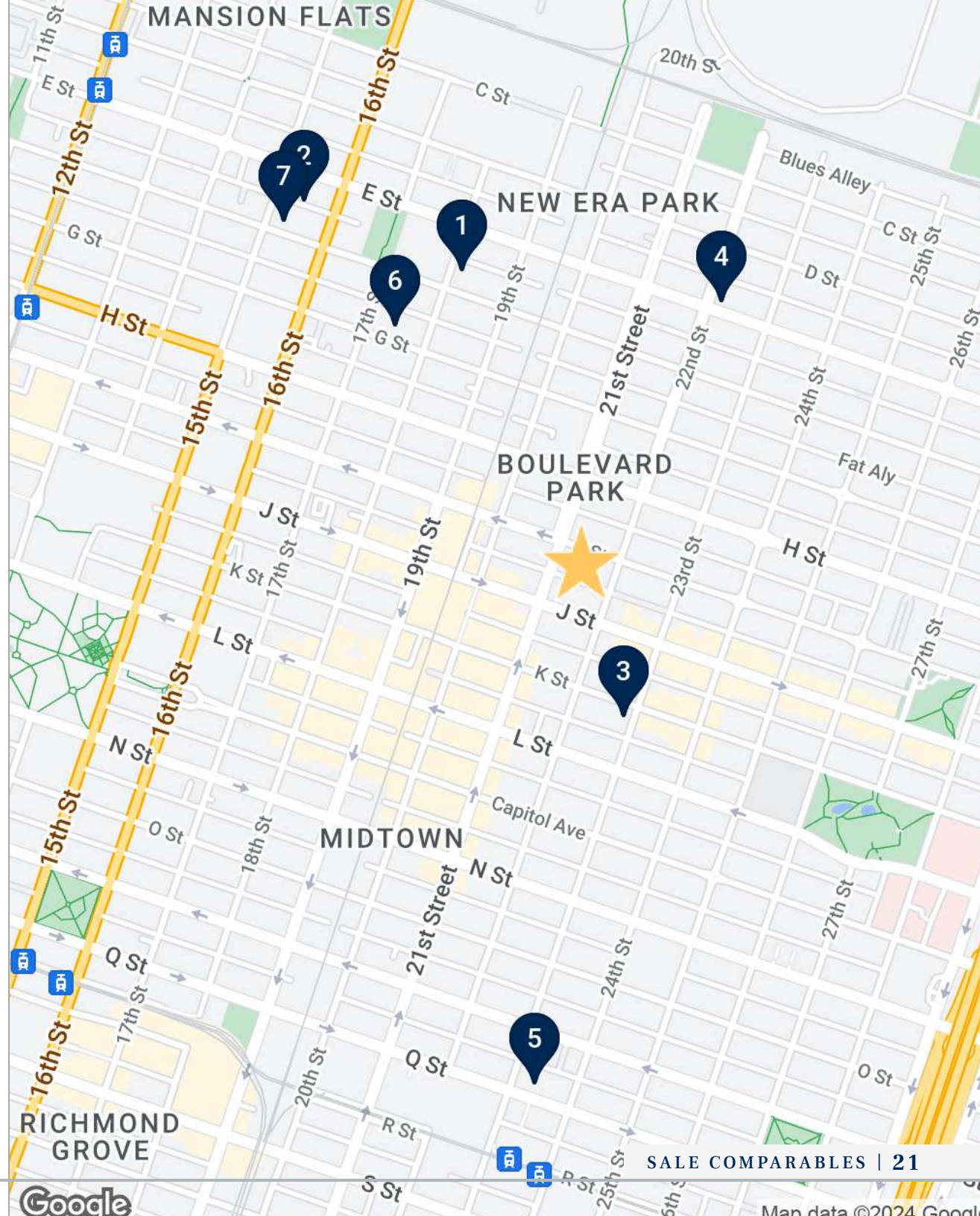
3 2230 K St

4 431 22nd St








5 2311 Q St

6 1713 G St


7 1507 F St



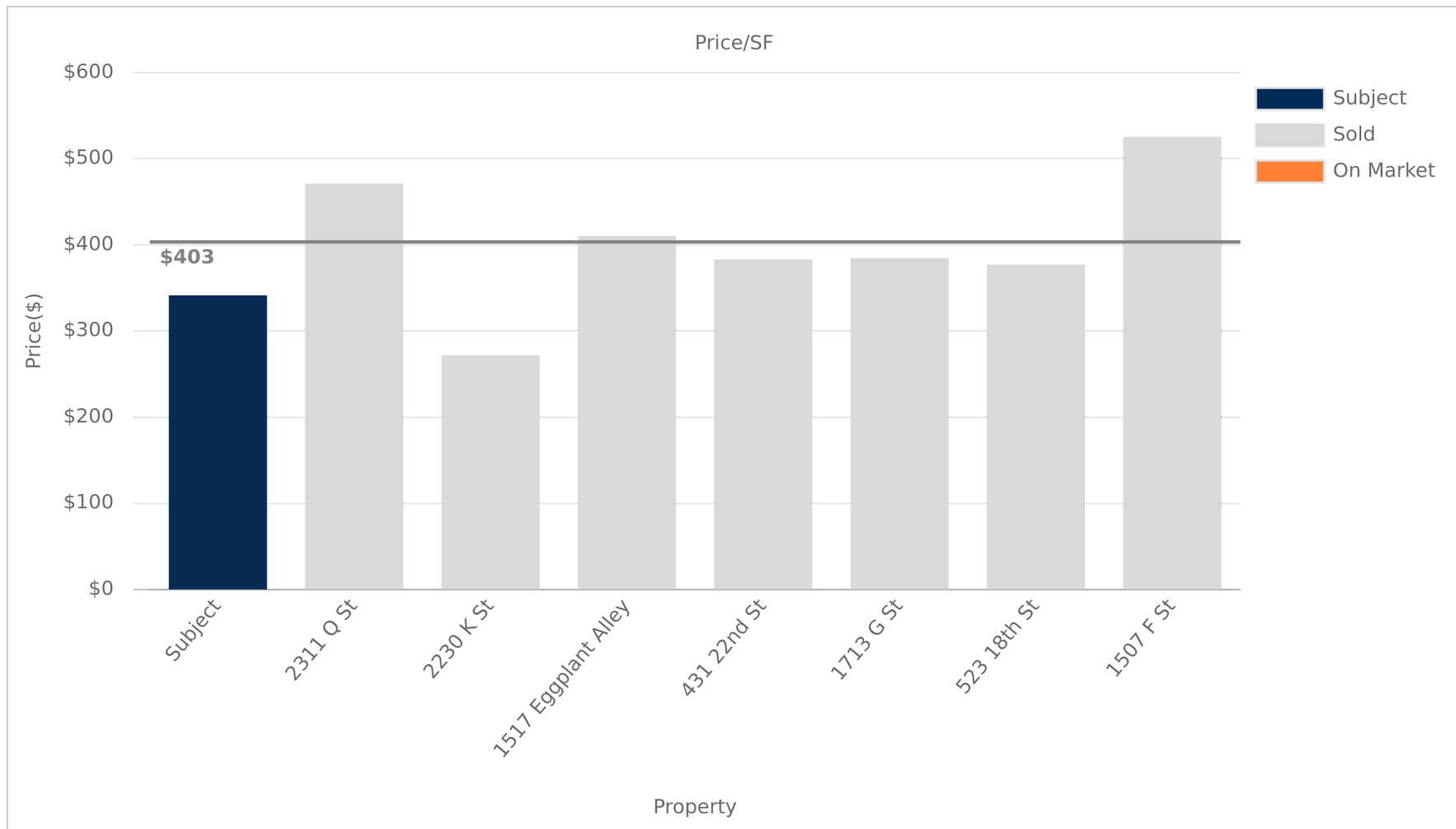
SALE COMPS SUMMARY // 2110-2112 I Street - Sacramento

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	# OF UNITS	CLOSE
	2110-2112 I Street - Sacramento 2110 I St Sacramento, CA 95816	\$950,000	2,783 SF	\$341.36	0.12 AC	\$475,000	2	On Market
	SALE COMPARABLES	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	# OF UNITS	CLOSE
	523 18th St Sacramento, CA 95811	\$1,040,000	2,758 SF	\$377.08	0.07 AC	\$520,000	2	03/25/2024
	1517 Eggplant Alley Sacramento, CA 95814	\$845,000	2,059 SF	\$410.39	0.04 AC	\$422,500	2	10/31/2023
	2230 K St Sacramento, CA 95816	\$800,000	2,942 SF	\$271.92	0.07 AC	\$400,000	2	06/26/2023
	431 22nd St Sacramento, CA 95816	\$750,000	1,958 SF	\$383.04	0.07 AC	\$375,000	2	12/06/2023
	2311 Q St Sacramento, CA 95816	\$800,000	1,698 SF	\$471.14	0.15 AC	\$400,000	2	06/02/2023
	1713 G St Sacramento, CA 95811	\$700,000	1,820 SF	\$384.62	0.08 AC	\$350,000	2	03/25/2024

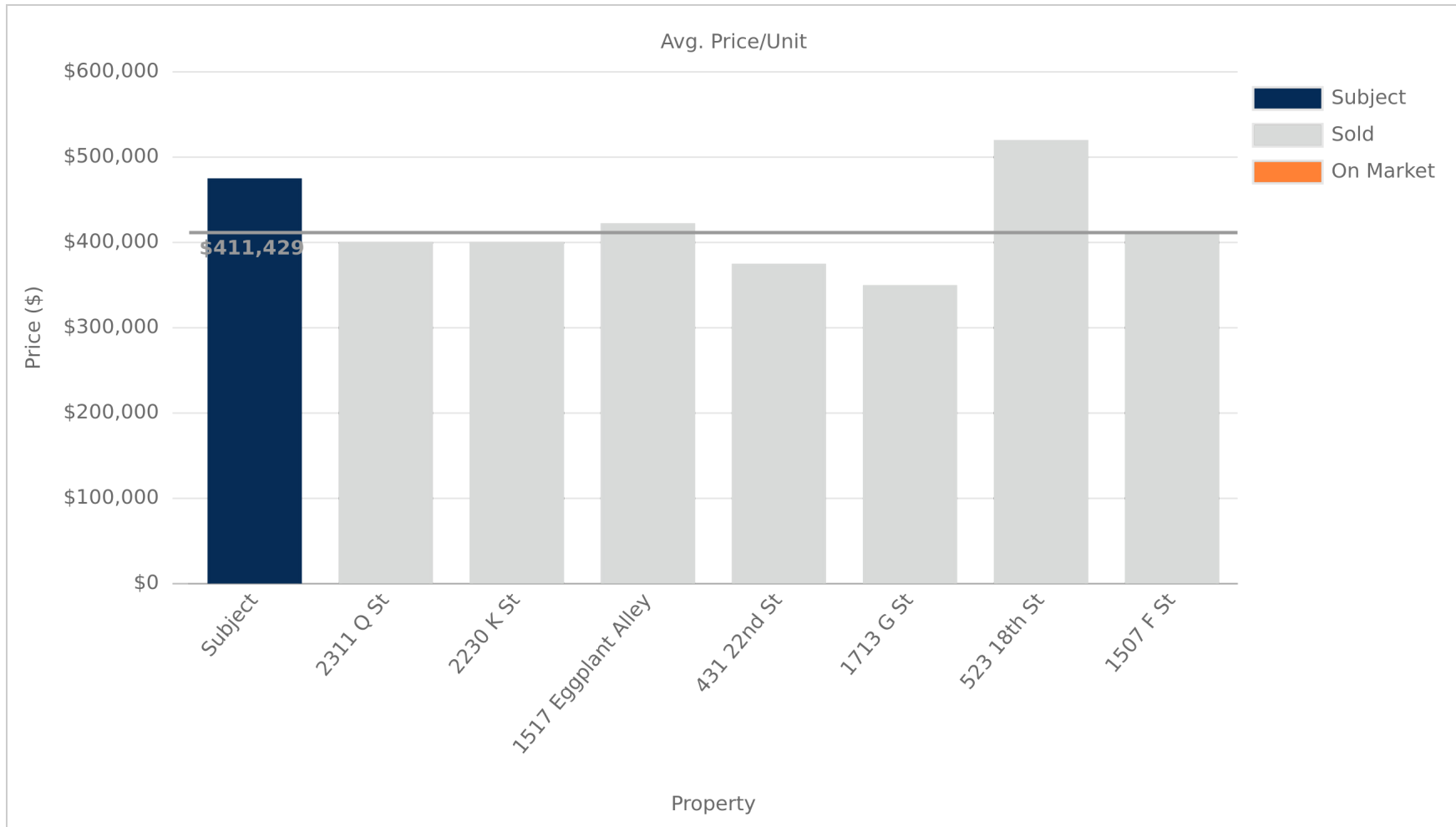
2110-2112 I Street - Sacramento // SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	# OF UNITS	CLOSE
	1507 F St Sacramento, CA 95814	\$825,000	1,570 SF	\$525.48	0.07 AC	\$412,500	2	03/25/2024
	AVERAGES	\$822,857	2,115 SF	\$403.38	0.08 AC	\$411,428	2	-

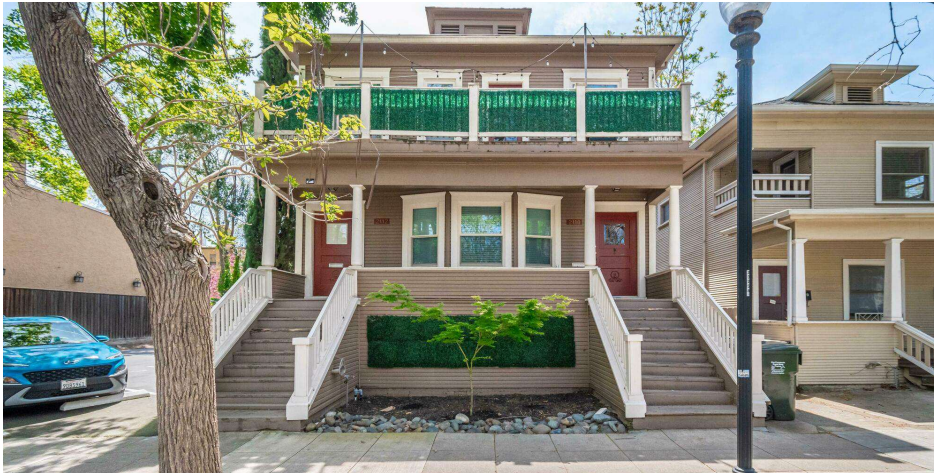
PRICE PER SF CHART // 2110-2112 I Street - Sacramento



2110-2112 I Street - Sacramento // PRICE PER UNIT CHART



SALE COMPS // 2110-2112 I Street - Sacramento



★ **2110-2112 I Street - Sacramento**
2110 I St, Sacramento, CA 95816

Listing Price:	\$950,000	Price/SF:	\$341.36
Property Type:	Multifamily	GRM:	14.26
NOI:	\$45,848	Cap Rate:	4.83%
Occupancy:	97%	Year Built:	1890
COE:	On Market	Number Of Units:	2
Lot Size:	0.12 Acres	Price/Unit:	\$475,000
Total SF:	2,783 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2-Bed/2-Bath	2	100.0	1,350	\$2,775	\$2.06
TOTAL/AVG	2	100%	1,350	\$2,775	\$2.06



1 **523 18th St**
Sacramento, CA 95811

Sale Price:	\$1,040,000	Price/SF:	\$377.08
Property Type:	Multifamily	Year Built:	1910
COE:	03/25/2024	Number Of Units:	2
Lot Size:	0.07 Acres	Price/Unit:	\$520,000
Total SF:	2,758 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
3 Bed 2 Bath	1	33.3			
2 Bed 2 Bath	2	66.7			
TOTAL/AVG	3	100%	0	\$0	

2110-2112 I Street - Sacramento // SALE COMPS



2 1517 Eggplant Alley
Sacramento, CA 95814

Sale Price:	\$845,000	Price/SF:	\$410.39
Property Type:	Multifamily	Year Built:	2023
COE:	10/31/2023	Number Of Units:	2
Lot Size:	0.04 Acres	Price/Unit:	\$422,500
Total SF:	2,059 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed 2 Bath	1	50			
1 Bed 1 Bath	1	50			
TOTAL/AVG	2	100%	0	\$0	



3 2230 K St
Sacramento, CA 95816

Sale Price:	\$800,000	Price/SF:	\$271.92
Property Type:	Multifamily	Year Built:	1910
COE:	06/26/2023	Number Of Units:	2
Lot Size:	0.07 Acres	Price/Unit:	\$400,000
Total SF:	2,942 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed 2 Bath	1	50			
3 Bed 2 Bath	1	50			
TOTAL/AVG	2	100%	0	\$0	

SALE COMPS // 2110-2112 I Street - Sacramento



4 431 22nd St
Sacramento, CA 95816

Sale Price:	\$750,000	Price/SF:	\$383.04
Property Type:	Multifamily	Year Built:	1977
COE:	12/06/2023	Number Of Units:	2
Lot Size:	0.07 Acres	Price/Unit:	\$375,000
Total SF:	1,958 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed 1 Bath	2	100			
TOTAL/AVG	2	100%	0	\$0	



5 2311 Q St
Sacramento, CA 95816

Sale Price:	\$800,000	Price/SF:	\$471.14
Property Type:	Multifamily	Year Built:	1945
COE:	06/02/2023	Number Of Units:	2
Lot Size:	0.15 Acres	Price/Unit:	\$400,000
Total SF:	1,698 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed 1 Bath	2	100			
TOTAL/AVG	2	100%	0	\$0	

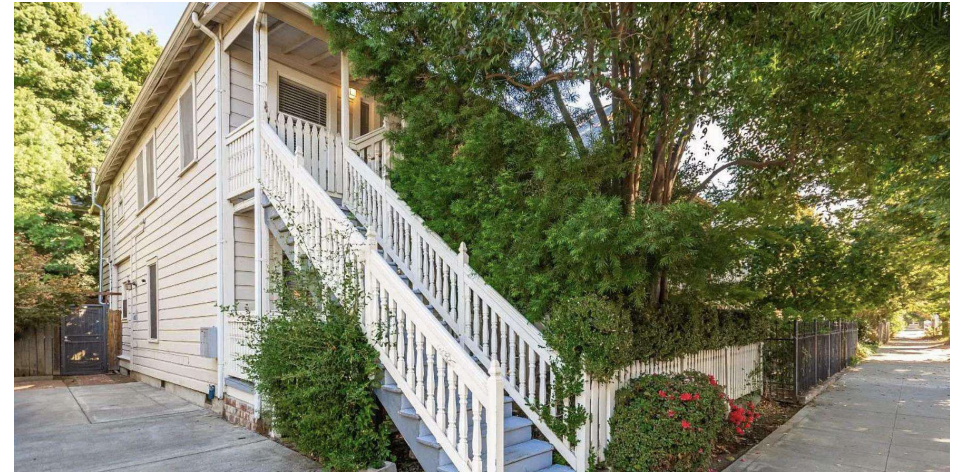
2110-2112 I Street - Sacramento // SALE COMPS



6 1713 G St
Sacramento, CA 95811

Sale Price:	\$700,000	Price/SF:	\$384.62
Property Type:	Multifamily	Year Built:	1880
COE:	03/25/2024	Number Of Units:	2
Lot Size:	0.08 Acres	Price/Unit:	\$350,000
Total SF:	1,820 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed 1.5 Bath	2	100			
TOTAL/AVG	2	100%	0	\$0	



7 1507 F St
Sacramento, CA 95814

Sale Price:	\$825,000	Price/SF:	\$525.48
Property Type:	Multifamily	Year Built:	1910
COE:	03/25/2024	Number Of Units:	2
Lot Size:	0.07 Acres	Price/Unit:	\$412,500
Total SF:	1,570 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed 1 Bath	2	100			
TOTAL/AVG	2	100%	0	\$0	

SECTION 5

Lease Comparables

RENT COMPS MAP

RENT COMPS SUMMARY

RENT COMPS

Marcus & Millichap

RENT COMPS MAP

★ 2110-2112 I Street - Sacramento

1 2215 Q St

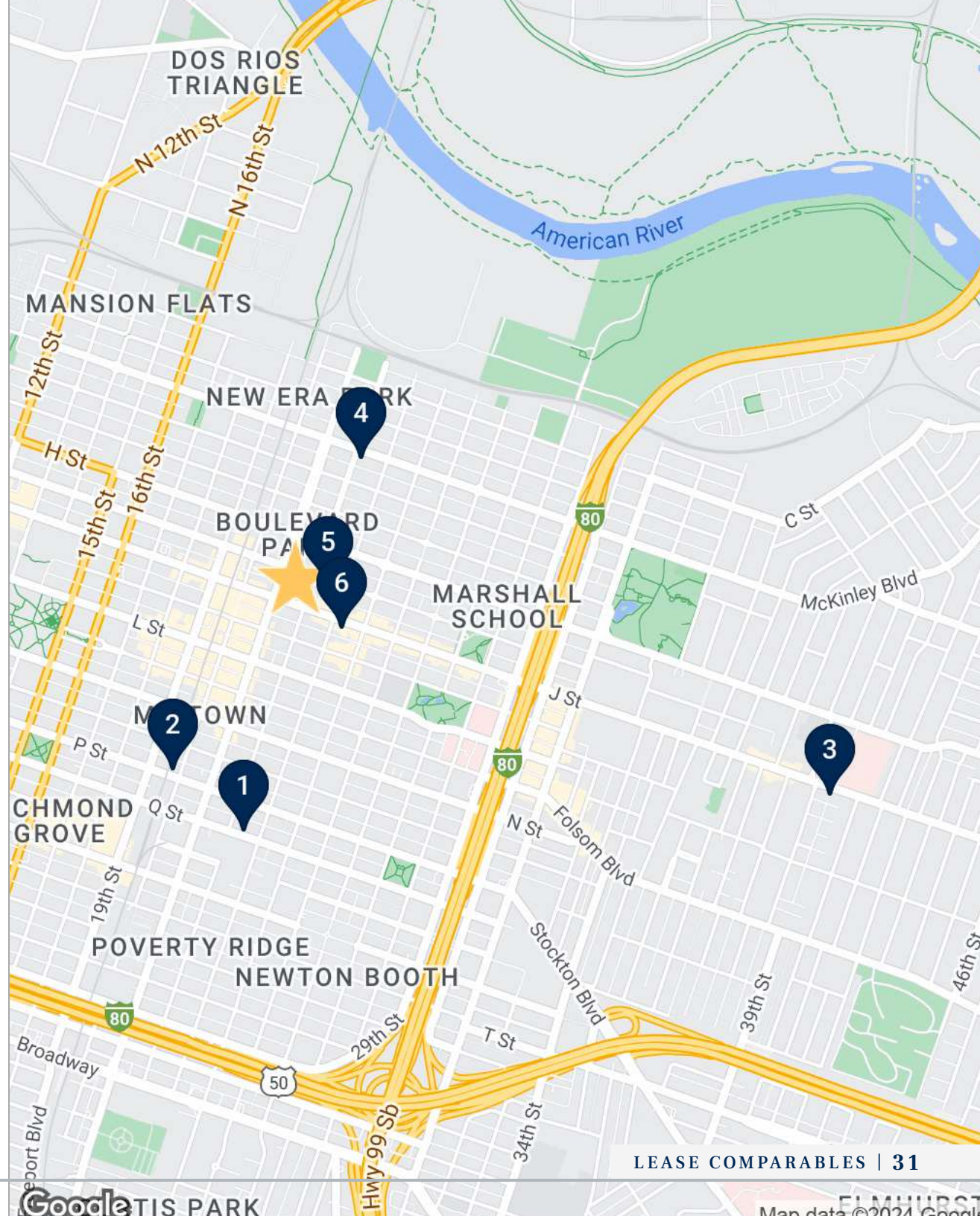
2 1927 P St

3 3924 J St








4 505 22nd St

5 2216 I St

6 2308 J St



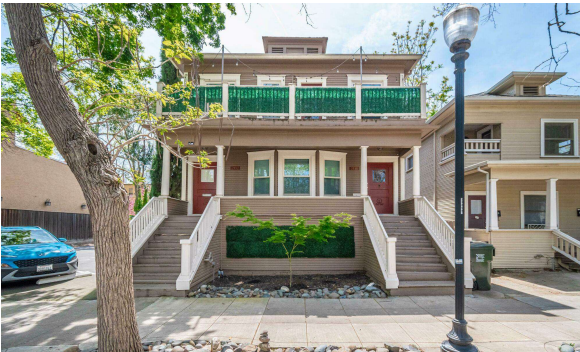
RENT COMPS SUMMARY // 2110-2112 I Street - Sacramento

	SUBJECT PROPERTY	RENT/SF	# OF UNITS
	2110-2112 I Street - Sacramento 2110 I St Sacramento, CA 95816	\$1.99	2
	RENT COMPARABLES	RENT/SF	# OF UNITS
	2215 Q St Sacramento, CA 95816	\$2.25	2
	1927 P St Sacramento, CA 95811	\$3.31	2
	3924 J St Sacramento, CA 95819	\$2.30	2
	505 22nd St Sacramento, CA 95816	\$2.09	1
	2216 I St Sacramento, CA 95816	\$2.33	2
	2308 J St Sacramento, CA 95816	\$2.35	2
	AVERAGES	\$2.44	2

2110-2112 I Street - Sacramento // RENT COMPS

★ 2110-2112 I Street - Sacramento
2110 I St, Sacramento, CA 95816

 2 Units |  97% Total Occupancy |  Year Built 1890



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2-Bed/2-Bath	2	100.0	1,350	\$2,775	\$2.06
TOTAL/AVG	2	100%	1,350	\$2,775	\$2.06

1 2215 Q St
Sacramento, CA 95816

 2 Units |  Year Built 1907

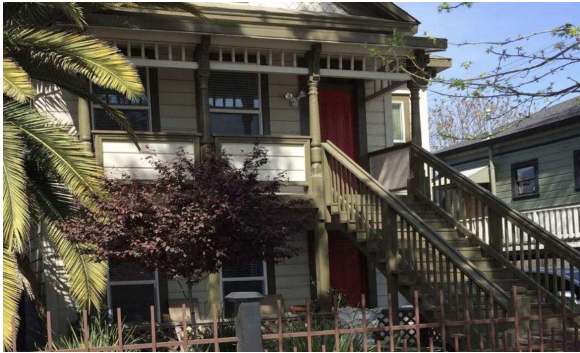


UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed 2.5 Bath	2	100	1,285	\$2,895	\$2.25
TOTAL/AVG	2	100%	1,285	\$2,895	\$2.25

RENT COMPS // 2110-2112 I Street - Sacramento

2 1927 P St
Sacramento, CA 95811

 2 Units |  Year Built 1900



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed 2 Bath	2	100	725	\$2,400	\$3.31
TOTAL/AVG	2	100%	725	\$2,400	\$3.31

3 3924 J St
Sacramento, CA 95819

 2 Units |  Year Built 1922



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed 1 Bath	2	100	1,000	\$2,300	\$2.30
TOTAL/AVG	2	100%	1,000	\$2,300	\$2.30

2110-2112 I Street - Sacramento // RENT COMPS

4 505 22nd St
Sacramento, CA 95816

 1 Units |  Year Built 1905



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
3 Bed 2 Bath	1	100	1,625	\$3,400	\$2.09
TOTAL/AVG	1	100%	1,625	\$3,400	\$2.09

5 2216 I St
Sacramento, CA 95816

 2 Units |  Year Built 1880

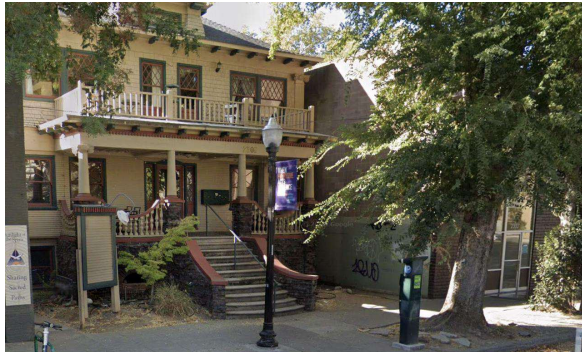


UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
3 Bed 2 Bath	2	100	1,200	\$2,795	\$2.33
TOTAL/AVG	2	100%	1,200	\$2,795	\$2.33

RENT COMPS // 2110-2112 I Street - Sacramento

6 2308 J St
Sacramento, CA 95816

🏠 2 Units | 🕒 Year Built 1880



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed 1 Bath	2	100	1,000	\$2,350	\$2.35
TOTAL/AVG	2	100%	1,000	\$2,350	\$2.35



SECTION 6

Market Overview

MARKET OVERVIEW

DEMOGRAPHICS

Marcus & Millichap



NO VEHICLE PARKING
UNLESS SPECIFIC PERMITS ARE
OBTAINED FROM THE TOWING
COMPANY OFFICE
CALL: 457-2303
RINCÓN TOWING INC.
457-2303

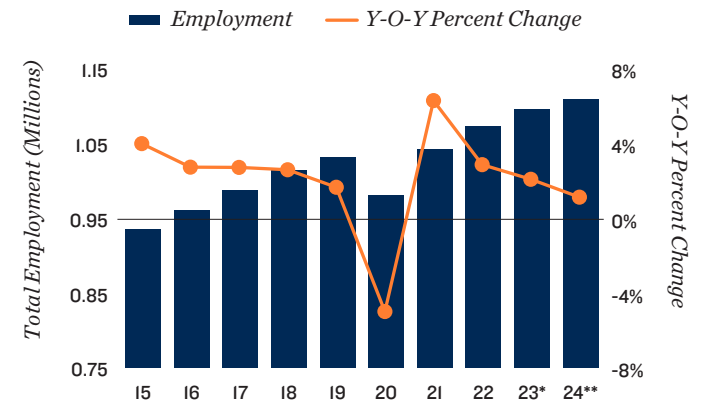
SACRAMENTO

State’s Most Affordable Major Market Retains Cost-of-Living Charm, Yet has the Fastest Rising Vacancy

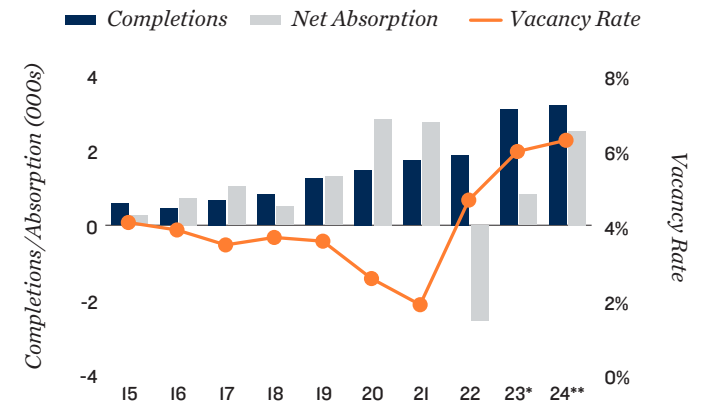
Improved demand downtown is paramount for metro stabilization. Sacramento entered this year with a mean effective rent that trailed other major California markets by \$280 to \$1,100 per month, a discount that should attract relocating households contending with multiple years of elevated inflation. Demographic trends, however, are somewhat misaligned with construction. While the overall metro population is projected to expand in 2024, the age 20- to 34-year-old cohort is forecast to shrink by over 1 percent. As young adults are more prone to live in urban settings for lifestyle advantages, this downward trend is creating challenges amid aggressive construction downtown. Central Sacramento’s apartment inventory grew by almost 15 percent over the past two years and will expand by an additional 4 percent in 2024. These new units are beginning to be absorbed, but the submarket still accounted for the greatest share of vacant rentals metrowide entering this year. By comparison, Roseville-Rocklin and Davis — the next two fastest-growing areas for apartment supply — had the tightest vacancies in Sacramento to open the year. This appetite for new units present in suburban settings will need to extend to the core for Sacramento’s multifamily sector to stabilize on a broader level.

Labor market dynamics may hint at opportunities. Sacramento’s workforce expanded twice as fast as the next-closest northern California market since the onset of the pandemic. Alongside the potential for greater yields as the metro has the second-highest average cap rate in the state, these factors could pique buyer interest in 2024. At the same time, uneven job growth may influence strategies. Since 2019, the professional and technical services sector — which often pays higher wages — grew by over 25 percent, fueling Class A/B rental demand. Conversely, retail trade, as well as accommodation and food services, rose by less than 2 percent, curbing Class C demand.

Employment Trends



Supply and Demand



* Estimate; ** Forecast

Sources: CoStar Group, Inc.; Real Capital Analytics; RealPage, Inc.

2024 MARKET FORECAST

+1.2%



EMPLOYMENT: Sacramento ties for the fastest pace of job growth in California this year by adding 13,000 positions. This puts the local headcount nearly 8 percent above 2019, the largest bump in the state.

3,200
units



CONSTRUCTION: One year after setting an all-time high with 3,100 units delivered, a new record is achieved in 2024. Natomas and Folsom-Orangevale-Fair Oaks have the greatest suburban pipelines.

+30 bps



VACANCY: Among California's eight major metros, Sacramento's vacancy increase ranks as the largest this year, as it expects the second-fastest pace of inventory growth. The rate climbs to 6.3 percent.

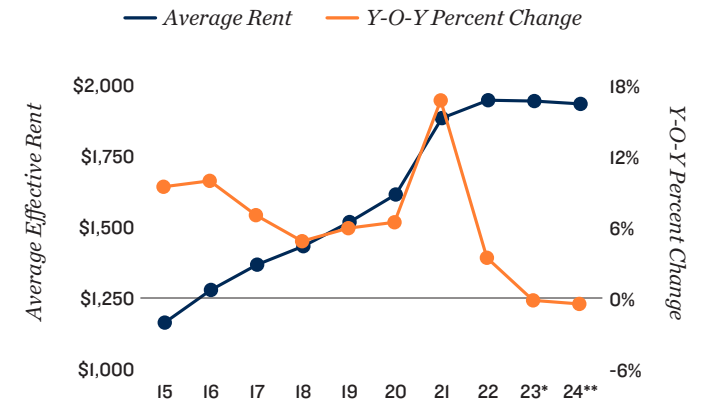
-0.5%



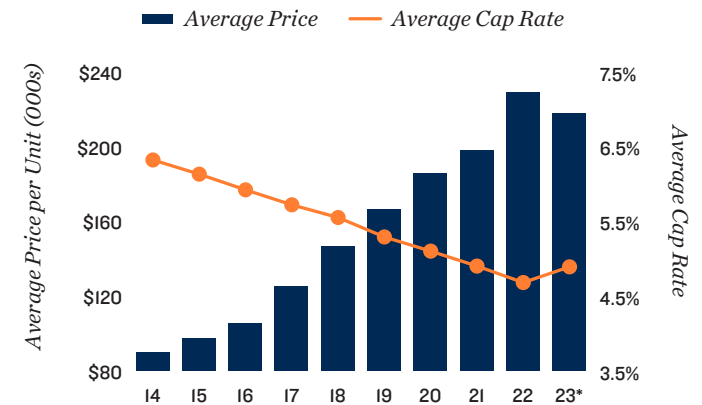
RENT: A second consecutive year of aggressive construction and the highest vacancy rate since 2009 put some downward pressure on rents. The average effective monthly rate will tick down to \$1,930.

INVESTMENT: *Aligning with labor market trends, sturdier vacancy and stronger rent growth in the Class A segment may stimulate investment activity, particularly in the east suburban corridor from Arden-Arcade to Folsom.*

Rent Trends



Sales Trends



* Estimate; ** Forecast

Sources: CoStar Group, Inc.; Real Capital Analytics; RealPage, Inc.

DEMOGRAPHICS // 2110-2112 I Street - Sacramento

POPULATION	1 Mile	2 Miles	5 Miles
2027 Projection			
Total Population	25,974	70,151	402,223
2022 Estimate			
Total Population	25,079	67,409	391,521
2010 Census			
Total Population	21,873	58,310	353,082
2000 Census			
Total Population	21,932	59,728	337,493
Daytime Population			
2022 Estimate	78,121	162,988	526,444
HOUSEHOLDS			
2027 Projection			
Total Households	17,004	36,829	163,050
2022 Estimate			
Total Households	16,287	35,276	158,128
Average (Mean) Household Size	1.5	1.8	2.4
2010 Census			
Total Households	14,091	30,660	141,815
2000 Census			
Total Households	13,830	30,786	137,518
Growth 2022-2027	4.4%	4.4%	3.1%
HOUSING UNITS			
Occupied Units			
2027 Projection	18,111	38,975	171,287
2022 Estimate	17,358	37,389	166,283
Owner Occupied	2,316	10,754	66,181
Renter Occupied	13,971	24,521	91,947
Vacant	1,070	2,113	8,155
Persons in Units			
2022 Estimate Total Occupied Units	16,287	35,276	158,128
1 Person Units	63.2%	53.1%	36.1%
2 Person Units	27.3%	30.5%	29.8%
3 Person Units	6.0%	8.7%	13.3%
4 Person Units	2.4%	5.1%	10.1%
5 Person Units	0.7%	1.6%	5.2%
6+ Person Units	0.4%	1.0%	5.4%

HOUSEHOLDS BY INCOME	1 Mile	2 Miles	5 Miles
2022 Estimate			
\$200,000 or More	7.0%	9.4%	6.6%
\$150,000-\$199,999	4.7%	7.2%	6.2%
\$100,000-\$149,999	13.0%	15.3%	14.8%
\$75,000-\$99,999	11.9%	12.7%	12.8%
\$50,000-\$74,999	16.7%	14.9%	16.6%
\$35,000-\$49,999	10.9%	9.3%	11.6%
\$25,000-\$34,999	8.8%	7.4%	8.9%
\$15,000-\$24,999	9.8%	8.9%	9.4%
Under \$15,000	17.1%	14.8%	13.1%
Average Household Income	\$83,271	\$98,083	\$86,294
Median Household Income	\$54,059	\$64,284	\$59,145
Per Capita Income	\$55,109	\$52,950	\$35,356
POPULATION PROFILE			
Population By Age			
2022 Estimate Total Population	25,079	67,409	391,521
Under 20	7.6%	13.2%	24.1%
20 to 34 Years	40.3%	30.7%	25.7%
35 to 39 Years	11.9%	10.0%	8.1%
40 to 49 Years	13.1%	13.8%	12.1%
50 to 64 Years	16.5%	18.4%	16.5%
Age 65+	10.7%	14.1%	13.5%
Median Age	35.7	37.9	35.1
Population 25+ by Education Level			
2022 Estimate Population Age 25+	21,775	54,914	270,608
Elementary (0-8)	3.2%	4.0%	7.7%
Some High School (9-11)	3.4%	4.9%	7.3%
High School Graduate (12)	12.5%	14.8%	22.2%
Some College (13-15)	24.5%	21.8%	22.9%
Associate Degree Only	6.3%	6.3%	7.7%
Bachelor's Degree Only	32.3%	29.3%	20.5%
Graduate Degree	17.8%	19.0%	11.7%
Population by Gender			
2022 Estimate Total Population	25,079	67,409	391,521
Male Population	52.2%	51.9%	48.9%
Female Population	47.8%	48.1%	51.1%



POPULATION

In 2022, the population in your selected geography is 391,521. The population has changed by 16.0 percent since 2000. It is estimated that the population in your area will be 402,223 five years from now, which represents a change of 2.7 percent from the current year. The current population is 48.9 percent male and 51.1 percent female. The median age of the population in your area is 35.1, compared with the U.S. average, which is 38.6. The population density in your area is 4,979 people per square mile.



EMPLOYMENT

In 2022, 185,885 people in your selected area were employed. The 2000 Census revealed that 65.5 percent of employees are in white-collar occupations in this geography, and 34.5 percent are in blue-collar occupations. In 2022, unemployment in this area was 7.0 percent. In 2000, the average time traveled to work was 19.0 minutes.



HOUSEHOLDS

There are currently 158,128 households in your selected geography. The number of households has changed by 15.0 percent since 2000. It is estimated that the number of households in your area will be 163,050 five years from now, which represents a change of 3.1 percent from the current year. The average household size in your area is 2.4 people.



HOUSING

The median housing value in your area was \$346,459 in 2022, compared with the U.S. median of \$250,735. In 2000, there were 59,759 owner-occupied housing units and 77,760 renter-occupied housing units in your area. The median rent at the time was \$535.



INCOME

In 2022, the median household income for your selected geography is \$59,145, compared with the U.S. average, which is currently \$66,422. The median household income for your area has changed by 73.6 percent since 2000. It is estimated that the median household income in your area will be \$67,719 five years from now, which represents a change of 14.5 percent from the current year.

The current year per capita income in your area is \$35,356, compared with the U.S. average, which is \$37,200. The current year's average household income in your area is \$86,294, compared with the U.S. average, which is \$96,357.



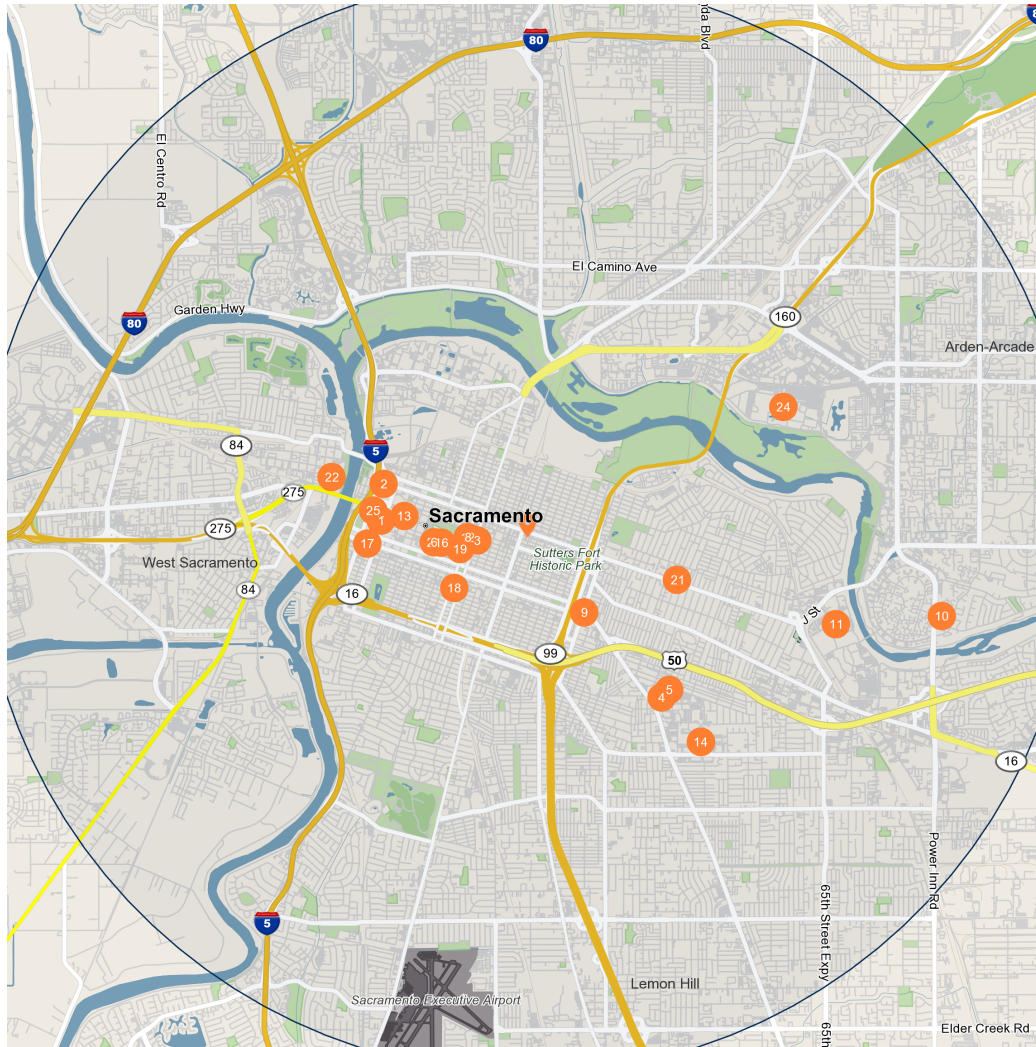
EDUCATION

The selected area in 2022 had a lower level of educational attainment when compared with the U.S. averages. Only 11.7 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.3 percent, and 20.5 percent completed a bachelor's degree, compared with the national average of 19.7 percent.

The number of area residents with an associate degree was lower than the nation's at 7.7 percent vs. 8.4 percent, respectively.

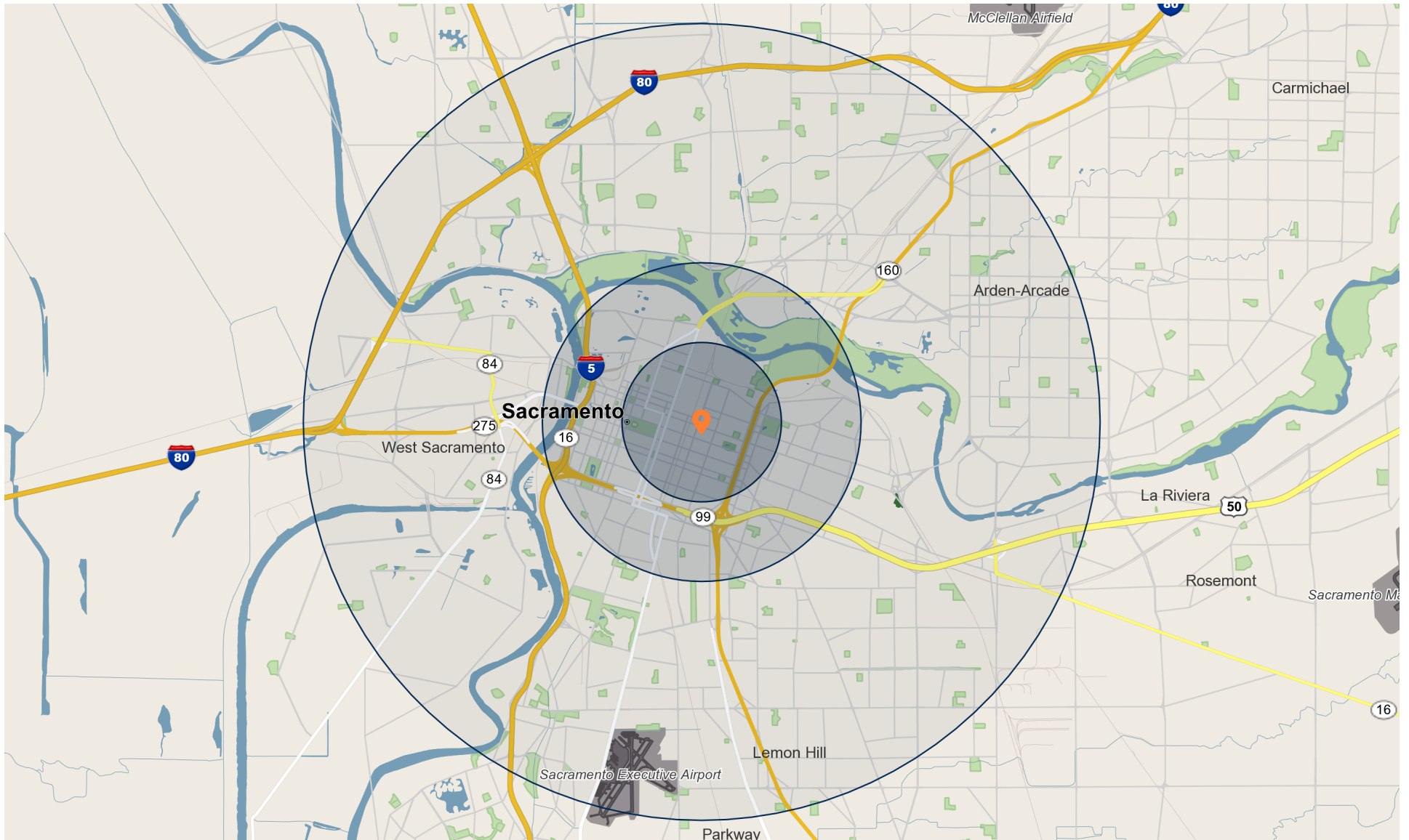
The area had fewer high-school graduates, 22.2 percent vs. 27.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 22.9 percent in the selected area compared with the 20.4 percent in the U.S.

DEMOGRAPHICS // 2110-2112 I Street - Sacramento



Major Employers		Employees
1	California Govrnmt Opr Agency-Department Tax and Fee ADM	5,000
2	Atrium Finance I LP-Holiday Inn	4,633
3	California Dept of Pub Hlth	3,800
4	University California Davis-Uc Davis Medical Center	3,218
5	University California Davis-Medical Centre	3,218
6	California Department Trnsp-Caltrans	3,000
7	Cal Equalization State Bd	3,000
8	Health Care Services Cal Dept-Emergency Preparedness Office	2,700
9	McClatchy Newspapers Inc-Sacramento Bee	2,500
10	Northwest Staffing Rsources Inc-Resource Staffing Group	1,892
11	University Enterprises Inc-SACRAMENTO STATE SPONSORED RES	1,856
12	Health Care Services Cal Dept-Prevention Services	1,800
13	Rehabilitation California Dept	1,800
14	Justice California Department-Criminal Justice Info Div	1,800
15	Justice California Department	1,800
16	Cal Dept Food & Agriculture-Marketing Services Division	1,701
17	Califnia Pub Employees Rtrment	1,600
18	Correctons Rhbltation Cal Dept-Scaap	1,500
19	Education California Dept-California School For The Deaf	1,500
20	Health Care Services Cal Dept-Medical Care Services	1,494
21	Dignity Health-Mercy General Hospital Bus Off	1,440
22	Cal Dept General Services-Office of Fiscal Services	1,350
23	California Department Trnsp-Maintenance Program	1,350
24	Cal Dept Food & Agriculture-California Expo & State Fair	1,350
25	Insurance California Dept	1,170

2110-2112 I Street - Sacramento // DEMOGRAPHICS







EXCLUSIVELY LISTED BY

Isaak Heitzeberg

First Vice President Investments

Office: Sacramento

Direct: 916.724.1285

Isaak.Heitzeberg@marcusmillichap.com

License: CA #01989468

Marcus & Millichap