

## MARKET TRENDS | SACRAMENTO

# MULTIFAMILY

2ND QUARTER  
2021

▼ VACANCY | ▼ UNEMPLOYMENT | ▲ RENTAL RATE | ▲ CONSTRUCTION DELIVERIES

### TOP TRANSACTIONS FOR 2Q 2021

Property	Submarket	# of Units	Sale Price	Price/Unit	Cap Rate	Buyer	Seller
Harvest at Fiddymnt Ranch	Lincoln	300	\$111,345,500	\$371,152	-	Bridge Partners	USA Properties Fund, Inc.
The Everette & The Easton	Rocklin	204	\$38,500,000	\$188,725	4.25%	Benedict Canyon Equities, Inc.	The Ezralow Company/First Point Management
West Wind Apartments	Cresthaven	126	\$24,000,000	\$190,476	-	Bridge Partners	Sackett Corporation
The Ridge at McClellan	North Highlands	106	\$13,300,000	\$125,472	5.00%	Gil Allon	NextGen Real Estate, LLC
The Grove	Pocket-Greenhaven	30	\$6,900,000	\$230,000	4.72%	Tanya Jankoviv/KCIM, LLC/Allan Omand	Ridge Capital Investors, LLC

### TOP UNDER CONSTRUCTION

Property	Address	Submarket	# of Units	Owner	Delivery Date
The Eisley	1567 Bartlett Ln	North Sacramento	737	DeBartolo Holdings	Apr-22
Mirasol Village	550 16th St	Central Sacramento	487	Sacramento Housing & Redev. Agency	Mar-22
Maven	2570 3rd St	Upper Land Park	444	29th Street Capital	Apr-22
Sacramento Commons	7th Street	Capitol Park	436	Weidner Property Management LLC	Mar-22
The A.J.	703 N 7th St	Southern Pacific/Richards	345	LDK Capital, LLC	Dec-22

### TOP COMPLETED CONSTRUCTION FOR 2Q 2021

Property	Address	Submarket	# of Units	Owner	Delivery Date
The Strand Apartments	Lighthouse Dr & Douglas St	Broderick	408	MBK Real Estate Companies	Jun-21
Wellquest Senior at Granite Bay Living	9747 Sierra College Blvd	Johnson Ranch	114	WellQuest Living	Jun-21
Mercy Housing Low Income	3425 Orange Grove Ave	North Highlands	80	Mercy Housing, Inc.	Apr-21
Edge	490 Mill St	The Bridge District	64	Fulcrum Capital Corporation	Apr-21

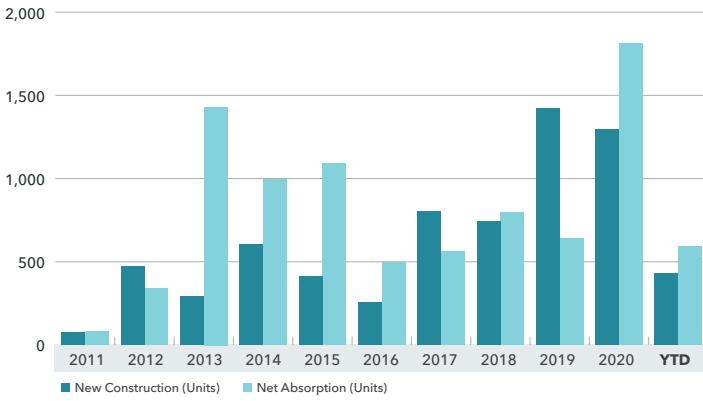
## Market Breakdown

	2Q 2021	1Q 2021	2Q 2020	Annual % Change
New Construction	270	157	53	409.43%
Under Construction	4,859	4,431	3,448	40.92%
Vacancy Rate	3.8%	4.0%	4.6%	-17.39%
Average Asking Rents	\$1,593	\$1,527	\$1,448	10.01%
Average Sales Price (Unit)	\$235,933	\$141,826	\$187,343	25.94%
Cap Rates	5.0%	5.6%	5.1%	-1.96%
Net Absorption	477	115	308	N/A

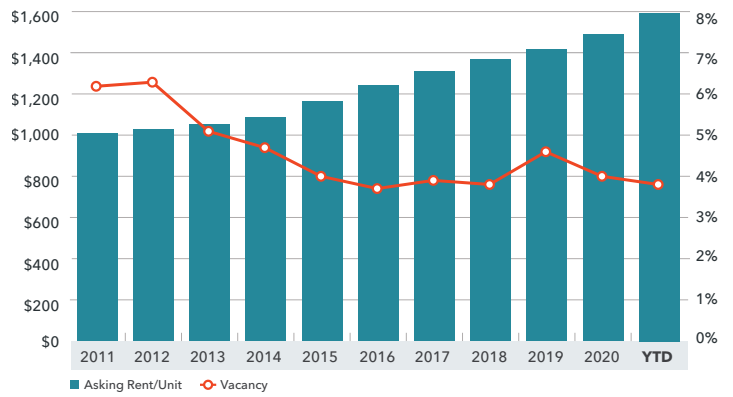
## Average Rent

Unit Size	Monthly Rent
Studio	\$1,371
1 Bedroom	\$1,408
2 Bedroom	\$1,690
3 Bedroom	\$1,909

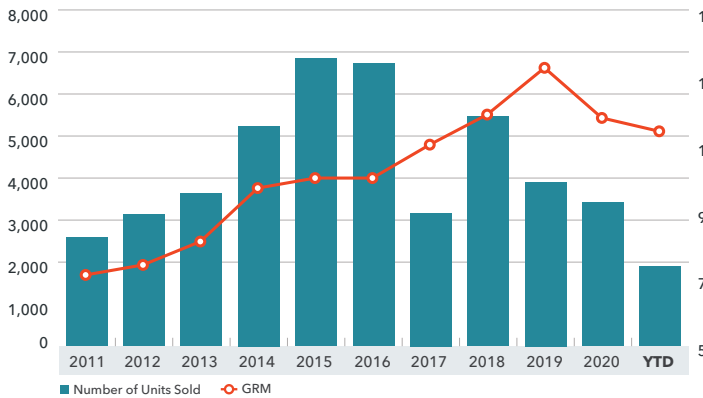
## NEW CONSTRUCTION & NET ABSORPTION



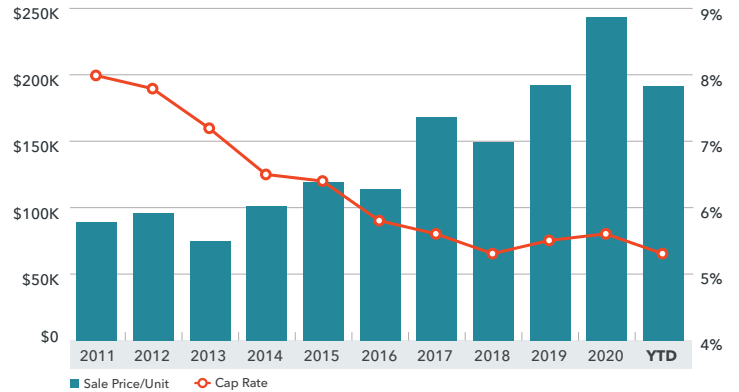
## AVERAGE ASKING RENT/UNIT & VACANCY RATE



## NUMBER OF UNITS SOLD & GRM



## AVERAGE SALE PRICE/UNIT & CAP RATES



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The information in this report was composed by the Kidder Mathews Research Group.

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### COMMERCIAL BROKERAGE

**23M** ANNUAL SALES SF      **470+** NO. OF BROKERS  
**\$8B** ANNUAL TRANSACTION VOLUME      **42M** ANNUAL LEASING SF

### VALUATION ADVISORY

**1,800+** APPRAISALS ANNUALLY      **39/20** TOTAL NO. APPRAISERS/MAI'S

### ASSET SERVICES

**70M** MANAGEMENT PORTFOLIO SF      **\$12B** IN ASSETS UNDER MANAGEMENT

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