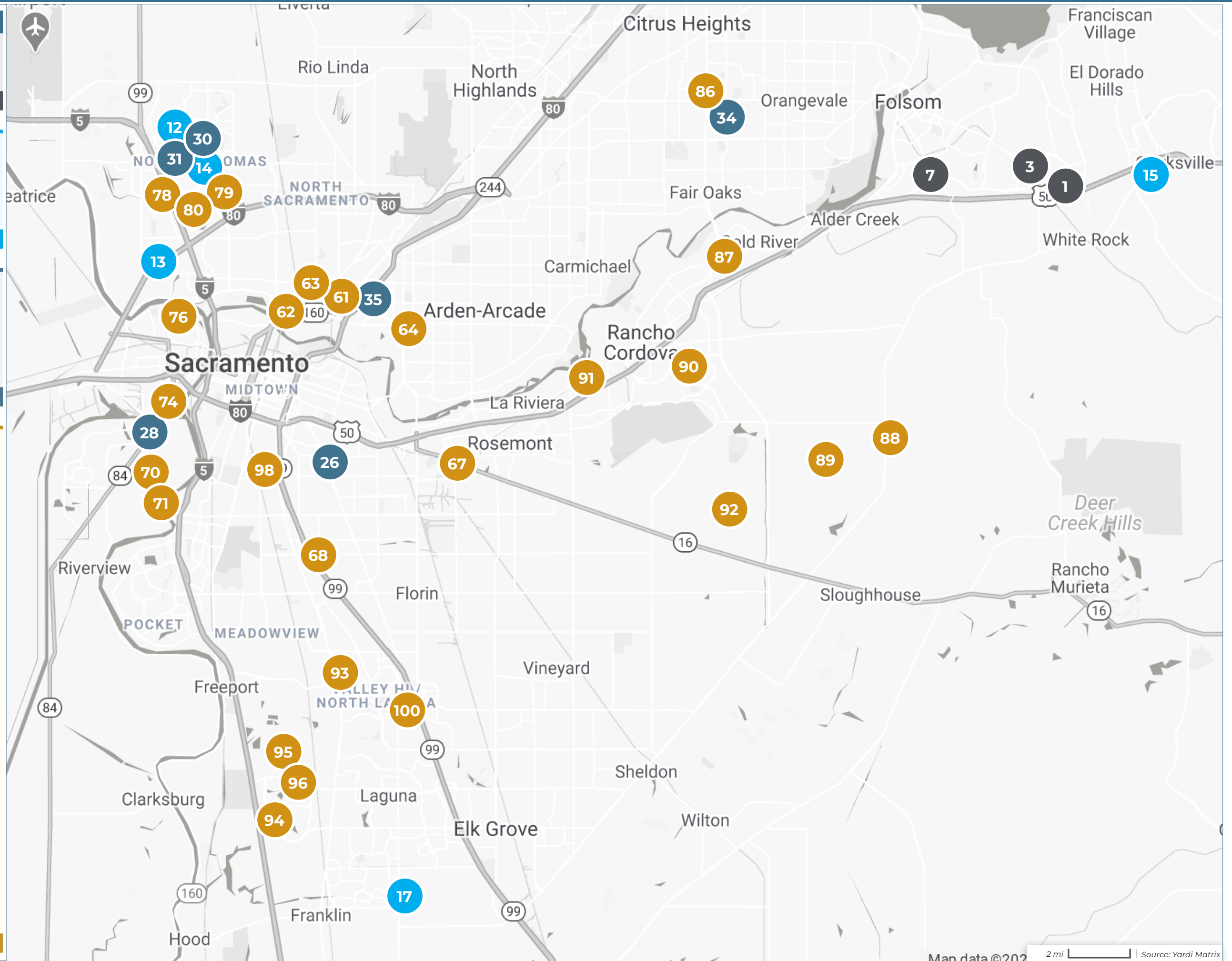


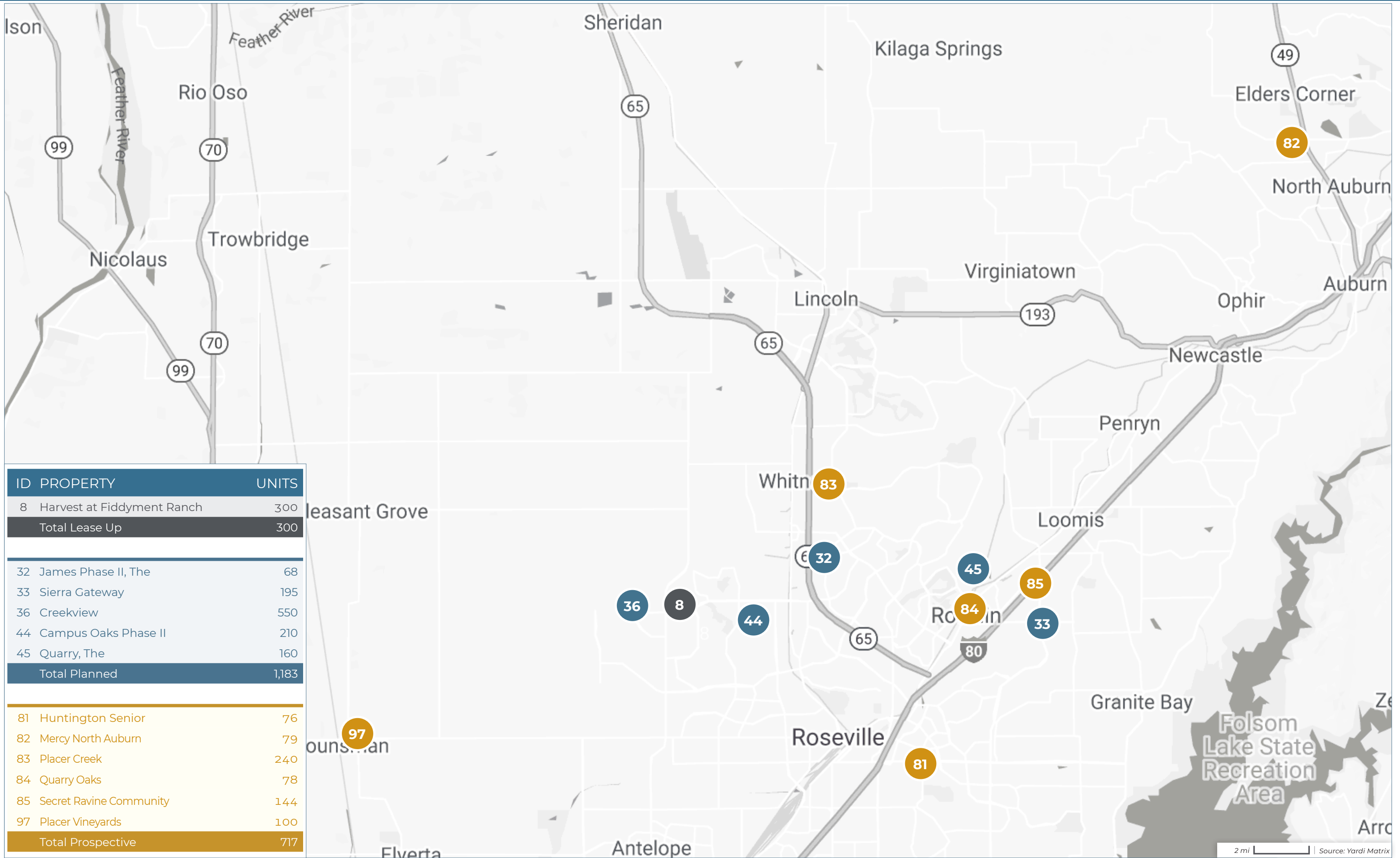
Sacramento New Construction & Proposed Multifamily Projects

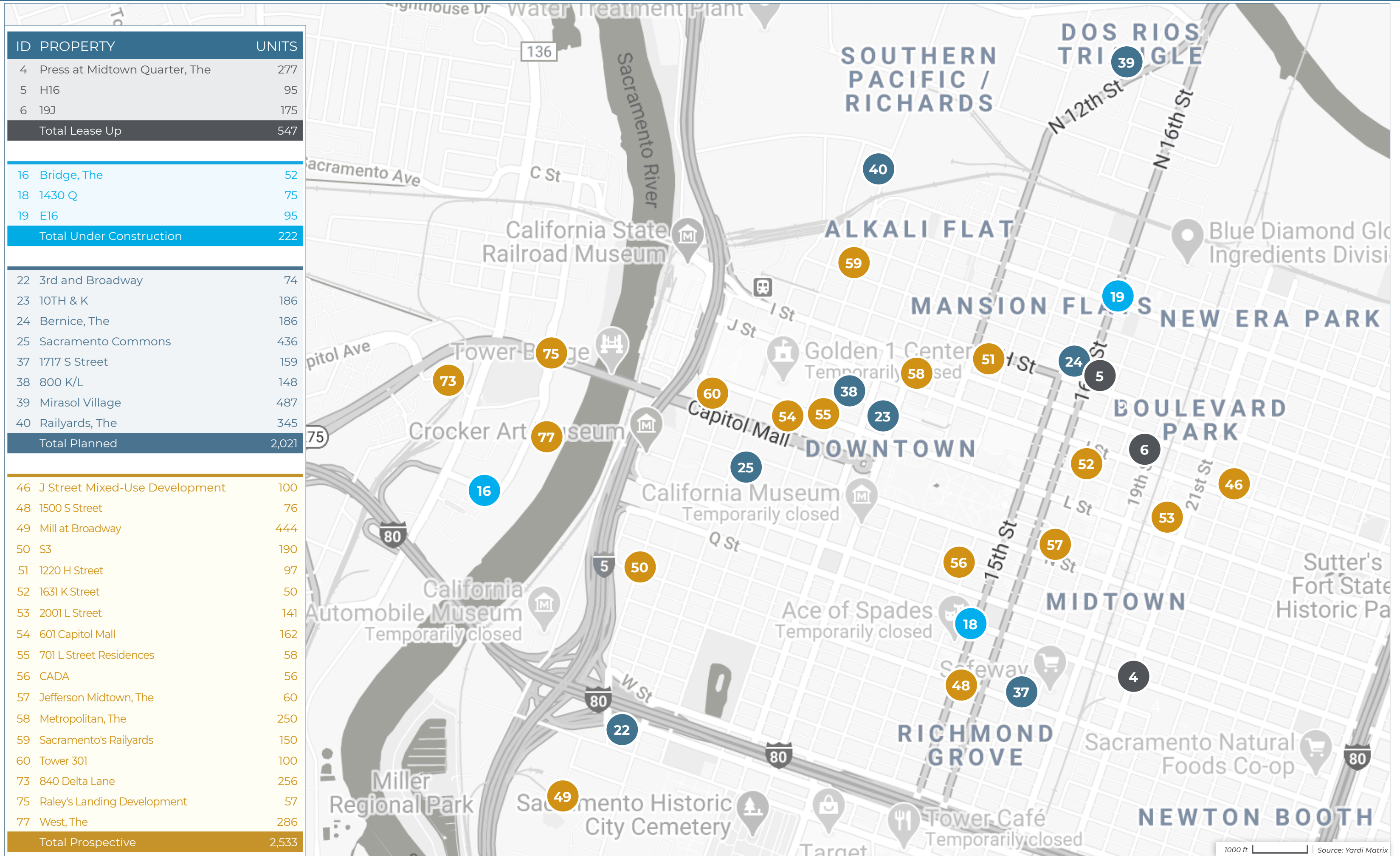
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ID	PROPERTY	UNITS
1	Pique at Iron Point	327
3	Talavera	293
7	HUB	230
Total Lease Up		850
12	Homecoming at Creekside South	120
13	Core Natomas, The	300
14	Natomas Crossing	293
15	El Dorado Hills	214
17	Mesa at Laguna Ridge, The	180
Total Under Construction		1,107
26	4722 9th Avenue	100
28	Jefferson Village	292
30	Arena Senior	240
31	Medley	160
34	Fair Oaks Senior	110
35	Arden Gateway	731
Total Planned		1,633
61	Arden Way	128
62	Del Paso Blvd & Railroad Drive	90
63	Folsom Prison Residential	100
64	1530 Howe Avenue Redevelopment	100
67	NewBridge	3,075
68	Saybrook	88
70	Liberty West Sacramento	328
71	Liberty West Sacramento Senior	355
74	Jefferson Park	469
76	Strand, The	408
78	Duckhorn Drive	368
79	Natomas Fountains	312
80	Natomas II	472
86	Sunrise Mall Redevelopment	938
87	Cemo Circle	162
88	Cordova Hills Mixed Use Development	8,000
89	Ranch at Sunridge, The	378
90	Bear Hollow & Zinfandel	320
91	Folsom Boulevard Residences	180
92	Mather South	3,522
93	8009 Franklin Blvd	113
94	Harbour Point	92
95	Laguna Main Street	150
96	Toscano	206
98	Crocker Village	132
100	Bruceville	351
Total Prospective		20,837

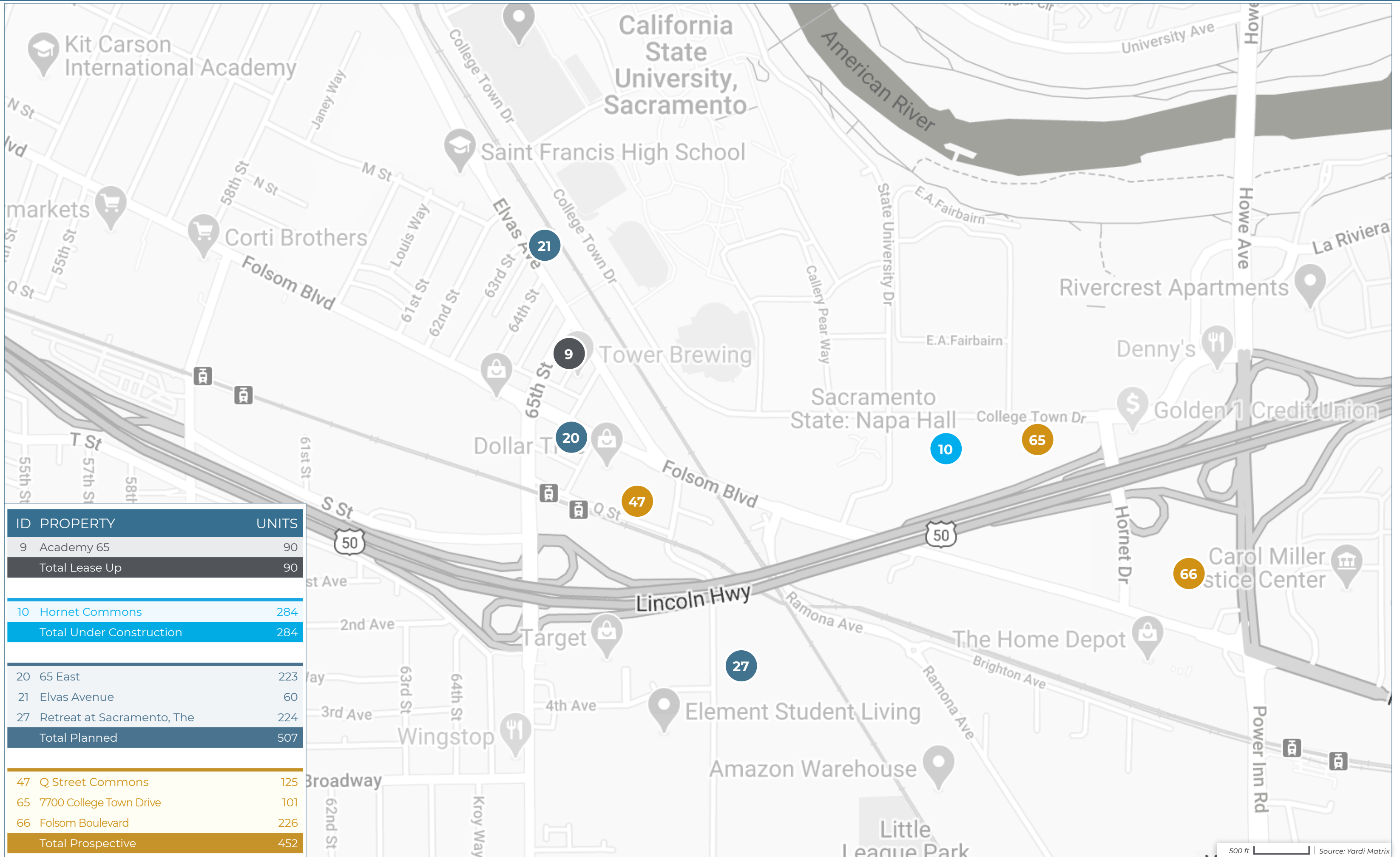


Map data ©2020 | Source: Yardi Matrix





ID	PROPERTY	UNITS
4	Press at Midtown Quarter, The	277
5	H16	95
6	19J	175
Total Lease Up		547
16	Bridge, The	52
18	1430 Q	75
19	E16	95
Total Under Construction		222
22	3rd and Broadway	74
23	10TH & K	186
24	Bernice, The	186
25	Sacramento Commons	436
37	1717 S Street	159
38	800 K/L	148
39	Mirasol Village	487
40	Railyards, The	345
Total Planned		2,021
46	J Street Mixed-Use Development	100
48	1500 S Street	76
49	Mill at Broadway	444
50	S3	190
51	1220 H Street	97
52	1631 K Street	50
53	2001 L Street	141
54	601 Capitol Mall	162
55	701 L Street Residences	58
56	CADA	56
57	Jefferson Midtown, The	60
58	Metropolitan, The	250
59	Sacramento's Railyards	150
60	Tower 301	100
73	840 Delta Lane	256
75	Raley's Landing Development	57
77	West, The	286
Total Prospective		2,533



Sacramento New Construction & Proposed Multifamily Projects



ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	PERMIT DATE	FORECASTED COMPLETION DATE	START OF RENT-UP
1	Pique at Iron Point	101 Pique Loop	Folsom	CA	95630	Lease-Up	327	Greater Folsom/El Dorado Hills/Shingle Springs	11/01/2017	06/30/2021	11/01/2018
2	Sterling 5th Street	2100 5th Street	Davis	CA	95618	Lease-Up	198	Greater Davis	03/31/2019	09/30/2020	01/11/2020
3	Talavera	1550 Broadstone Pkwy	Folsom	CA	95630	Lease-Up	293	Greater Folsom/El Dorado Hills/Shingle Springs	04/30/2018	08/31/2020	09/01/2019
4	Press at Midtown Quarter, The	1714 21st Street	Sacramento	CA	95811	Lease-Up	277	Central Business District	08/21/2018	06/30/2020	11/08/2019
5	H16	731 16th Street	Sacramento	CA	95814	Lease-Up	95	Central Business District	06/15/2018	05/31/2020	02/25/2020
6	19J	1827 J Street	Sacramento	CA	95811	Lease-Up	175	Central Business District	08/31/2017	05/31/2020	08/01/2019
7	HUB	525 Willard Drive	Folsom	CA	95630	Lease-Up	230	Central Folsom/South Orangevale	11/01/2017	05/31/2020	06/17/2019
8	Harvest at Fiddymont Ranch	1900 Blue Oaks Blvd	Roseville	CA	95747	Lease-Up	300	Outlying Placer County	12/01/2017	05/31/2020	05/01/2019
9	Academy 65	1325 65th Street	Sacramento	CA	95819	Lease-Up	90	Midtown	05/01/2018	05/31/2020	11/20/2018
Total Lease-Up							1,985				
10	Hornet Commons	3001 State University Drive	Sacramento	CA	95826	Under Construction	284	La Riviera	12/31/2019	09/30/2021	
11	Lincoln40	Hickory Lane & Olive Drive	Davis	CA	95616	Under Construction	130	Central Davis	10/31/2019	09/30/2021	
12	Homecoming at Creekside South	Kokomo Drive & New Market Drive	Sacramento	CA	95835	Under Construction	120	Natomas	02/10/2020	08/30/2021	
13	Core Natomas, The	2705 Orchard Lane	Sacramento	CA	95833	Under Construction	300	Natomas	01/11/2020	07/31/2021	
14	Natomas Crossing	3949 Truxel Road	Sacramento	CA	95834	Under Construction	293	Natomas	01/31/2019	03/31/2021	
15	El Dorado Hills	Town Center Blvd & Vine Street	El Dorado Hills	CA	95762	Under Construction	214	Greater Folsom/El Dorado Hills/Shingle Springs	09/11/2019	12/31/2020	
16	Bridge, The	Bridge Street & Riverfront Street	West Sacramento	CA	95691	Under Construction	52	North West Sacramento	10/29/2019	10/31/2020	
17	Mesa at Laguna Ridge, The	10371 Bruceville Road	Elk Grove	CA	95757	Under Construction	180	Laguna West	03/01/2018	08/31/2020	
18	1430 Q	1430 Q Street	Sacramento	CA	95811	Under Construction	75	Central Business District	01/15/2018	04/30/2020	
19	E16	16th Street & E Street	Sacramento	CA	95814	Under Construction	95	Central Business District	08/01/2019	04/30/2020	
Total Under Construction							1,743				
20	65 East	6620 Folsom Blvd	Sacramento	CA	95819	Planned	223	Midtown			
21	Elvas Avenue	6325 Elvas Avenue	Sacramento	CA	95819	Planned	60	Midtown			
22	3rd and Broadway	401 Broadway	Sacramento	CA	95818	Planned	74	Broadway Corridor			
23	10TH & K	920 K Street	Sacramento	CA	95814	Planned	186	Central Business District			
24	Bernice, The	700 16th Street	Sacramento	CA	95814	Planned	186	Central Business District			
25	Sacramento Commons	7th Street & N Street	Sacramento	CA	95814	Planned	436	Central Business District			
26	4722 9th Avenue	4722 9th Avenue	Sacramento	CA	95820	Planned	100	Florin/Southeast Sacramento			
27	Retreat at Sacramento, The	2601 Redding Avenue	Sacramento	CA	95820	Planned	224	Florin/Southeast Sacramento			
28	Jefferson Village	2415 Jefferson Blvd	West Sacramento	CA	95691	Planned	292	Pocket/West Greenhaven			
29	Plaza 2555	2555 Research Park Drive	Davis	CA	95618	Planned	200	Central Davis			
30	Arena Senior	4401 Truxel Road	Sacramento	CA	95834	Planned	240	Natomas			
31	Medley	4170 East Commerce Way	Sacramento	CA	95834	Planned	160	Natomas			
32	James Phase II, The	6201 West Oaks Blvd	Rocklin	CA	95765	Planned	68	Rocklin/Roseville			
33	Sierra Gateway	SEC Rocklin Road & Sierra College Blvd	Rocklin	CA	95677	Planned	195	Rocklin/Roseville			
34	Fair Oaks Senior	12057 Fair Oaks Blvd	Citrus Heights	CA	95610	Planned	110	Central Citrus Heights			

Sacramento New Construction & Proposed Multifamily Projects



ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	PERMIT DATE	FORECASTED COMPLETION DATE	START OF RENT-UP	
35	Arden Gateway	1401 Arden Way	Sacramento	CA	95815	Planned	731	Bellview/Howe Edison				
36	Creekview	NWC Blue Oaks Blvd & Hayden Pkwy	Roseville	CA	95747	Planned	550	Outlying Placer County				
37	1717 S Street	1717 S Street	Sacramento	CA	95811	Planned	159	Broadway Corridor				
38	800 K/L	800 K Street	Sacramento	CA	95814	Planned	148	Central Business District				
39	Mirasol Village	321 Eliza Street	Sacramento	CA	95811	Planned	487	Central Business District				
40	Railyards, The	7th Street & Railyards Blvd	Sacramento	CA	95811	Planned	345	Central Business District				
41	Cannery Marketplace, The	Cannery Avenue & East Covell Blvd	Davis	CA	95616	Planned	84	Central Davis				
42	Davis Live	525 Oxford Circle	Davis	CA	95616	Planned	71	Central Davis				
43	Nishi	Arboretum Drive & Interstate 80	Davis	CA	95616	Planned	696	Central Davis				
44	Campus Oaks Phase II	500 Roseville Pkwy	Roseville	CA	95747	Planned	210	Rocklin/Roseville				
45	Quarry, The	East Midas Avenue & Pacific Street	Rocklin	CA	95677	Planned	160	Rocklin/Roseville				
Total Planned							6,395					
46	J Street Mixed-Use Development	2201 J Street	Sacramento	CA	95816	Prospective	100	Midtown				
47	Q Street Commons	6779 Q Street	Sacramento	CA	95819	Prospective	125	Midtown				
48	1500 S Street	1500 S Street	Sacramento	CA	95811	Prospective	76	Broadway Corridor				
49	Mill at Broadway	Long Pond Lane & 3rd Street	Sacramento	CA	95814	Prospective	444	Broadway Corridor				
50	S3	3rd Street & S Street	Sacramento	CA	95811	Prospective	190	Broadway Corridor				
51	1220 H Street	1220 H Street	Sacramento	CA	95814	Prospective	97	Central Business District				
52	1631 K Street	1631 K Street	Sacramento	CA	95814	Prospective	50	Central Business District				
53	2001 L Street	2001 L Street	Sacramento	CA	95811	Prospective	141	Central Business District				
54	601 Capitol Mall	601 Capitol Mall	Sacramento	CA	95814	Prospective	162	Central Business District				
55	701 L Street Residences	701 L Street	Sacramento	CA	95814	Prospective	58	Central Business District				
56	CADA	1322 O Street	Sacramento	CA	95814	Prospective	56	Central Business District				
57	Jefferson Midtown, The	1619 N Street	Sacramento	CA	95814	Prospective	60	Central Business District				
58	Metropolitan, The	921 10th Street	Sacramento	CA	95814	Prospective	250	Central Business District				
59	Sacramento's Railyards	700 G Street	Sacramento	CA	95814	Prospective	150	Central Business District				
60	Tower 301	301 Capitol Mall	Sacramento	CA	95814	Prospective	100	Central Business District				
61	Arden Way	Arden Way & Evergreen Street	Sacramento	CA	95815	Prospective	128	North Sacramento				
62	Del Paso Blvd & Railroad Drive	Del Paso Blvd & Railroad Drive	Sacramento	CA	95815	Prospective	90	North Sacramento				
63	Folsom Prison Residential	Arden Way & Oxford Street	Sacramento	CA	95814	Prospective	100	North Sacramento				
64	1530 Howe Avenue Redevelopment	1530 Howe Avenue	Sacramento	CA	95825	Prospective	100	Encina/Ethan/Woodside				
65	7700 College Town Drive	7700 College Town Drive	Sacramento	CA	95826	Prospective	101	La Riviera				
66	Folsom Boulevard	7951 Folsom Blvd	Sacramento	CA	95826	Prospective	226	Florin/Southeast Sacramento				
67	NewBridge	Florin Perkins Road & Jackson Road	Sacramento	CA	95826	Prospective	3,075	Florin/Southeast Sacramento				
68	Saybrook	4390 47th Avenue	Sacramento	CA	95824	Prospective	88	Parkway/South Sacramento				
69	3820 Chiles Road	3820 Chiles Road	Davis	CA	95618	Prospective	225	Pocket/West Greenhaven				
70	Liberty West Sacramento	Davis Road & South River Road	West Sacramento	CA	95691	Prospective	328	Pocket/West Greenhaven				
71	Liberty West Sacramento Senior	Davis Road & South River Road	West Sacramento	CA	95691	Prospective	355	Pocket/West Greenhaven				

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ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	PERMIT DATE	FORECASTED COMPLETION DATE	START OF RENT-UP	
72	University Commons	885 Russell Blvd	Davis	CA	95616	Prospective	264	Central Davis				
73	840 Delta Lane	840 Delta Lane	West Sacramento	CA	95691	Prospective	256	North West Sacramento				
74	Jefferson Park	2150 Jefferson Blvd	West Sacramento	CA	95691	Prospective	469	North West Sacramento				
75	Raley's Landing Development	3rd Street & Tower Bridge Gateway	West Sacramento	CA	95605	Prospective	57	North West Sacramento				
76	Strand, The	808 Lighthouse Drive	West Sacramento	CA	95605	Prospective	408	North West Sacramento				
77	West, The	805 Riverfront Street	West Sacramento	CA	95691	Prospective	286	North West Sacramento				
78	Duckhorn Drive	3700 Duckhorn Drive	Sacramento	CA	95834	Prospective	368	Natomas				
79	Natomas Fountains	3801 Gateway Park Blvd	Sacramento	CA	95834	Prospective	312	Natomas				
80	Natomas II	3811 East Commerce Way	Sacramento	CA	95834	Prospective	472	Natomas				
81	Huntington Senior	1650 Huntington Drive	Roseville	CA	95661	Prospective	76	Rocklin/Roseville				
82	Mercy North Auburn	1st Street & B Avenue	Auburn	CA	95603	Prospective	79	Rocklin/Roseville				
83	Placer Creek	SEC University Avenue & Whitney Ranch Pkwy	Rocklin	CA	95765	Prospective	240	Rocklin/Roseville				
84	Quarry Oaks	Oak Street & Pacific Street	Rocklin	CA	95677	Prospective	78	Rocklin/Roseville				
85	Secret Ravine Community	4830 Sierra College Blvd	Rocklin	CA	95677	Prospective	144	Rocklin/Roseville				
86	Sunrise Mall Redevelopment	Greenback Lane & Sunrise Blvd	Citrus Height	CA	95610	Prospective	938	Central Citrus Heights				
87	Cemo Circle	2220 Cemo Circle	Gold River	CA	95670	Prospective	162	Greater Folsom/El Dorado Hills/Shingle Springs				
88	Cordova Hills Mixed Use Development	Glory Lane & Grant Line Road	Rancho Cordova	CA	95742	Prospective	8,000	Greater Folsom/El Dorado Hills/Shingle Springs				
89	Ranch at Sunridge, The	4499 Rancho Cordova Pkwy	Rancho Cordova	CA	95742	Prospective	378	Greater Folsom/El Dorado Hills/Shingle Springs				
90	Bear Hollow & Zinfandel	Bear Hollow Drive & Zinfandel Drive	Rancho Cordova	CA	95670	Prospective	320	South Rancho Cordova/Rosemont				
91	Folsom Boulevard Residences	Folsom Blvd & Paseo Rio Way	Sacramento	CA	95827	Prospective	180	South Rancho Cordova/Rosemont				
92	Mather South	Kiefer Blvd & Zinfandel Drive	Mather	CA	95830	Prospective	3,522	South Rancho Cordova/Rosemont				
93	8009 Franklin Blvd	8009 Franklin Blvd	Sacramento	CA	95823	Prospective	113	Laguna West				
94	Harbour Point	Harbour Point Drive & Maritime Drive	Elk Grove	CA	95758	Prospective	92	Laguna West				
95	Laguna Main Street	Laguna Main Street & Renwick Avenue	Elk Grove	CA	95758	Prospective	150	Laguna West				
96	Toscano	East Laguna Court & East Lake Drive	Elk Grove	CA	95758	Prospective	206	Laguna West				
97	Placer Vineyards	Baseline Road & Pleasant Grove Road	Elverta	CA	95626	Prospective	100	Outlying Placer County				
98	Crocker Village	10th Avenue & 24th Street	Sacramento	CA	95818	Prospective	132	Land Park				
99	University Research Park Mixed Use	1770 Research Park Drive	Davis	CA	95618	Prospective	160	Central Davis				
100	Bruceville	8373 Bruceville Road	Sacramento	CA	95823	Prospective	351	Laguna West				
Total Prospective							25,188					
TOTAL SACRAMENTO							35,311					

Source: Yardi Matrix