

SACRAMENTO, CA

2022 MARKET AT A GLANCE

Occupancy Rate

97.0%



DOWN 60 BPS YOY

Effective Rent

\$1,997



UP 8.3% YOY

Rent Share of Wallet

30.3%



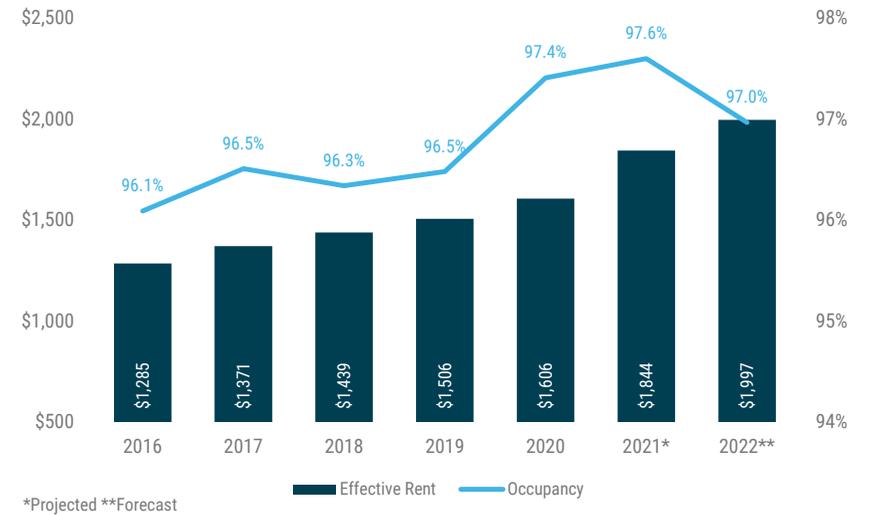
UP 140 BPS YOY

Unless noted otherwise, data and images pertaining to rent, occupancy, employment, unemployment, income, price per unit, and cap rate are year-end figures. Absorption and construction figures are full-year totals, unless noted otherwise. Numbers for 2021 are projected values. 2022 figures are forecast projections. The apartment sales information represents transactions of apartment properties with a sales price of \$2.5 million or more, unless otherwise indicated.

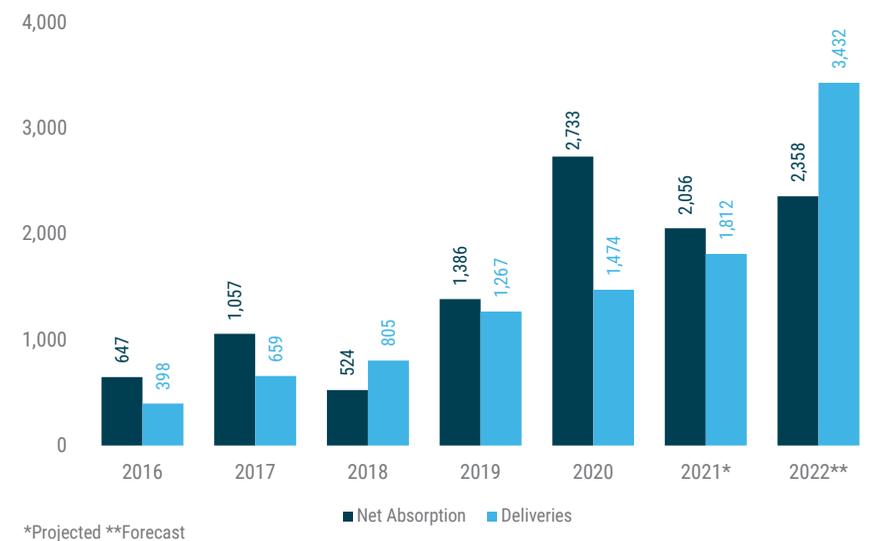
2022 FORECAST

APARTMENT TRENDS

Effective Rent & Occupancy



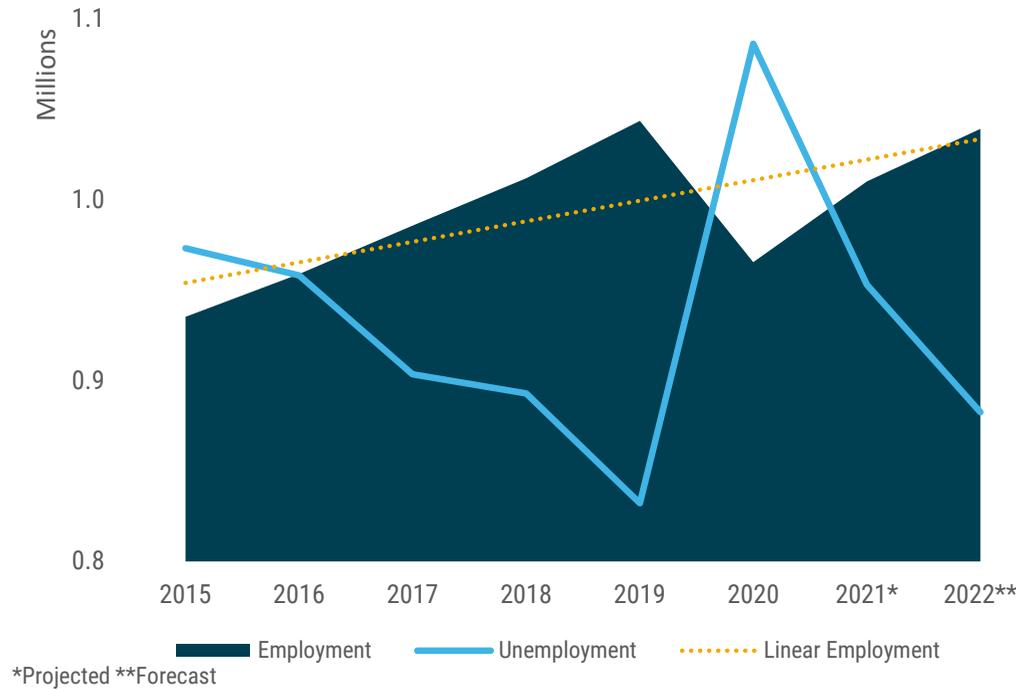
Absorption & Deliveries



SACRAMENTO, CA

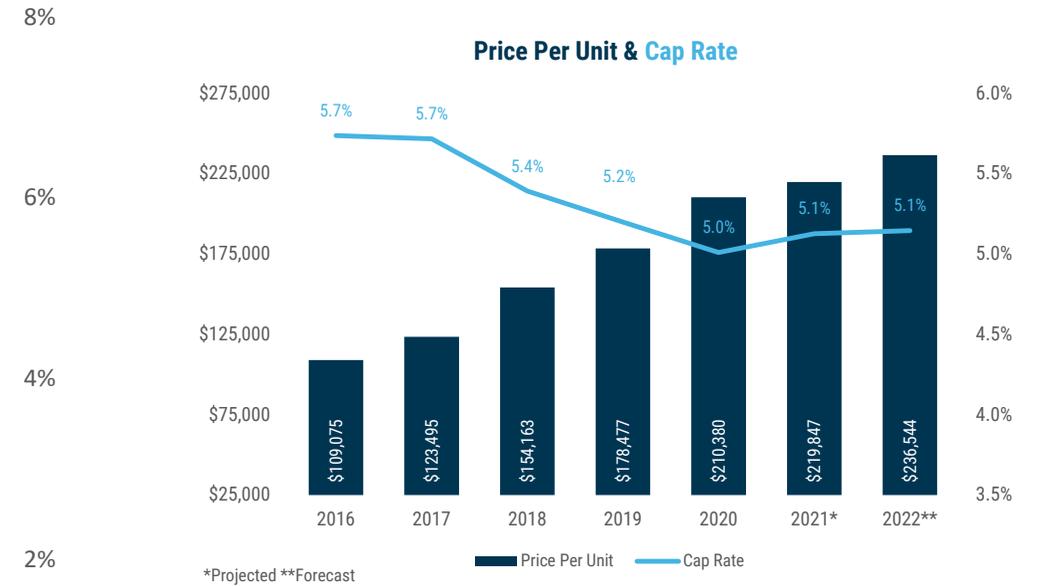
EMPLOYMENT TRENDS

Market Employment Trends



SALES TRENDS

Price Per Unit & Cap Rate



Employment

1,039,300



UP 2.9% YOY

Unemployment

3.7%



DOWN 140 BPS YOY

Median Household Income

\$79,211



UP 3.3% YOY

Price Per Unit

\$236,544



UP 7.6% YOY

Cap Rate

5.1%



UNCHANGED YOY