

SACRAMENTO, CA

2023 MARKET AT A GLANCE

Occupancy Rate

95.4%



DOWN 30 BPS YOY

Effective Rent

\$2,047



UP 3.3% YOY

Rent Share of Wallet

25.8%



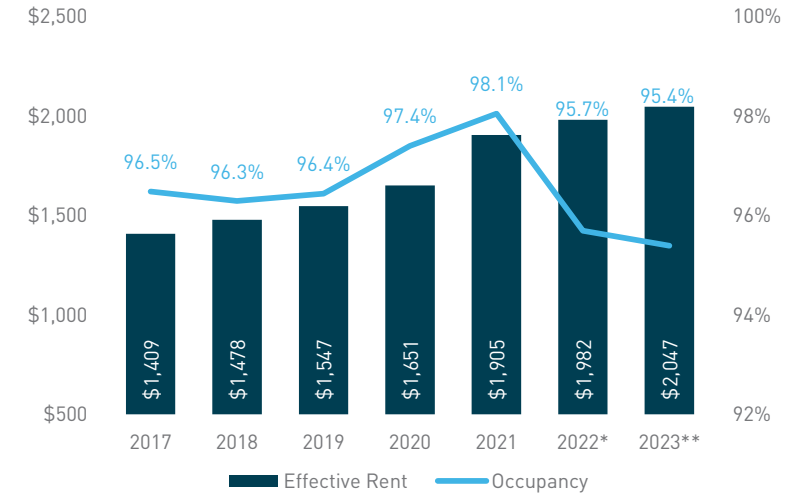
UNCHANGED YOY

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 2022 are projected values. 2023 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.

| 2023 FORECAST

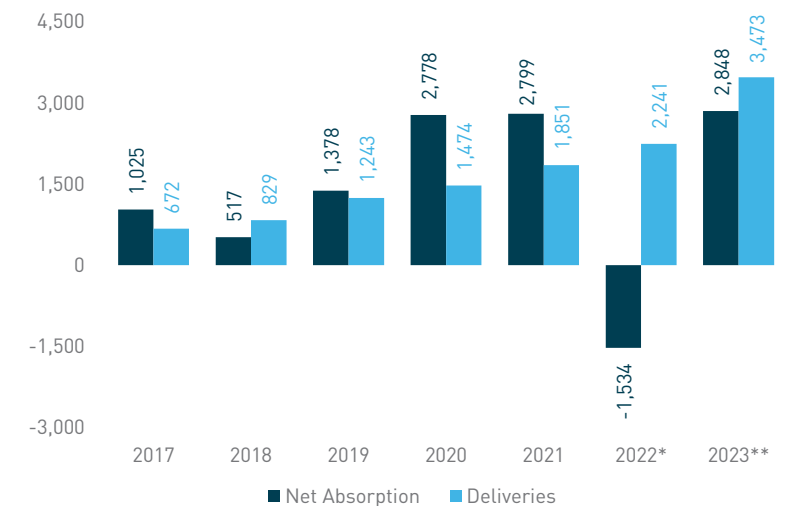
Apartment Trends

Effective Rent & Occupancy



*Projected **Forecast

Absorption & Deliveries

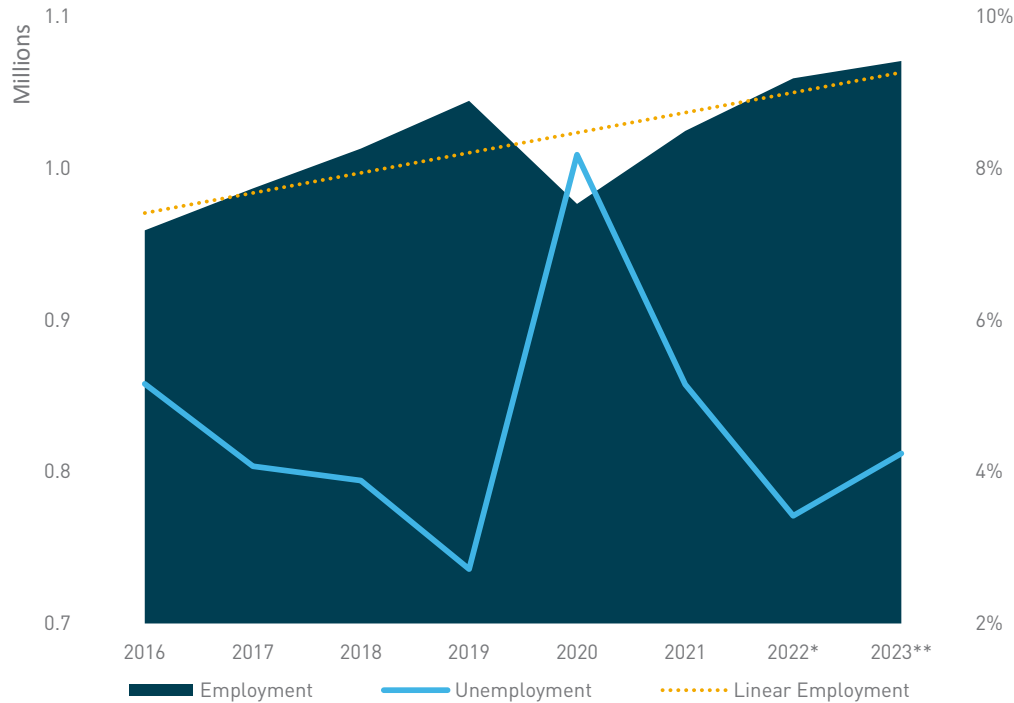


*Projected **Forecast

SACRAMENTO, CA

Employment Trends

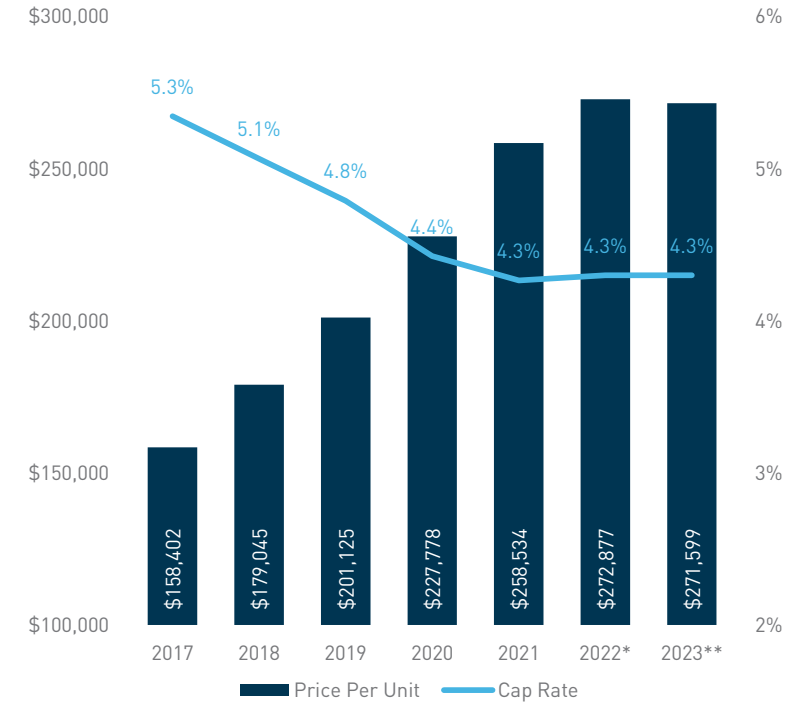
Market Employment Trends



*Projected **Forecast

Sales Trends

Price Per Unit & Cap Rate



*Projected **Forecast

<p>Employment</p> <p>1,070,600</p> <p>↑</p> <p>UP 1.1% YOY</p>	<p>Unemployment</p> <p>4.2%</p> <p>↑</p> <p>UP 80 BPS YOY</p>	<p>Median Household Income</p> <p>\$95,289</p> <p>↑</p> <p>UP 3.4% YOY</p>
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<p>Price Per Unit</p> <p>\$271,599</p> <p>↓</p> <p>DOWN 0.5% YOY</p>	<p>Cap Rate</p> <p>4.3%</p> <p>=</p> <p>UNCHANGED YOY</p>
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