

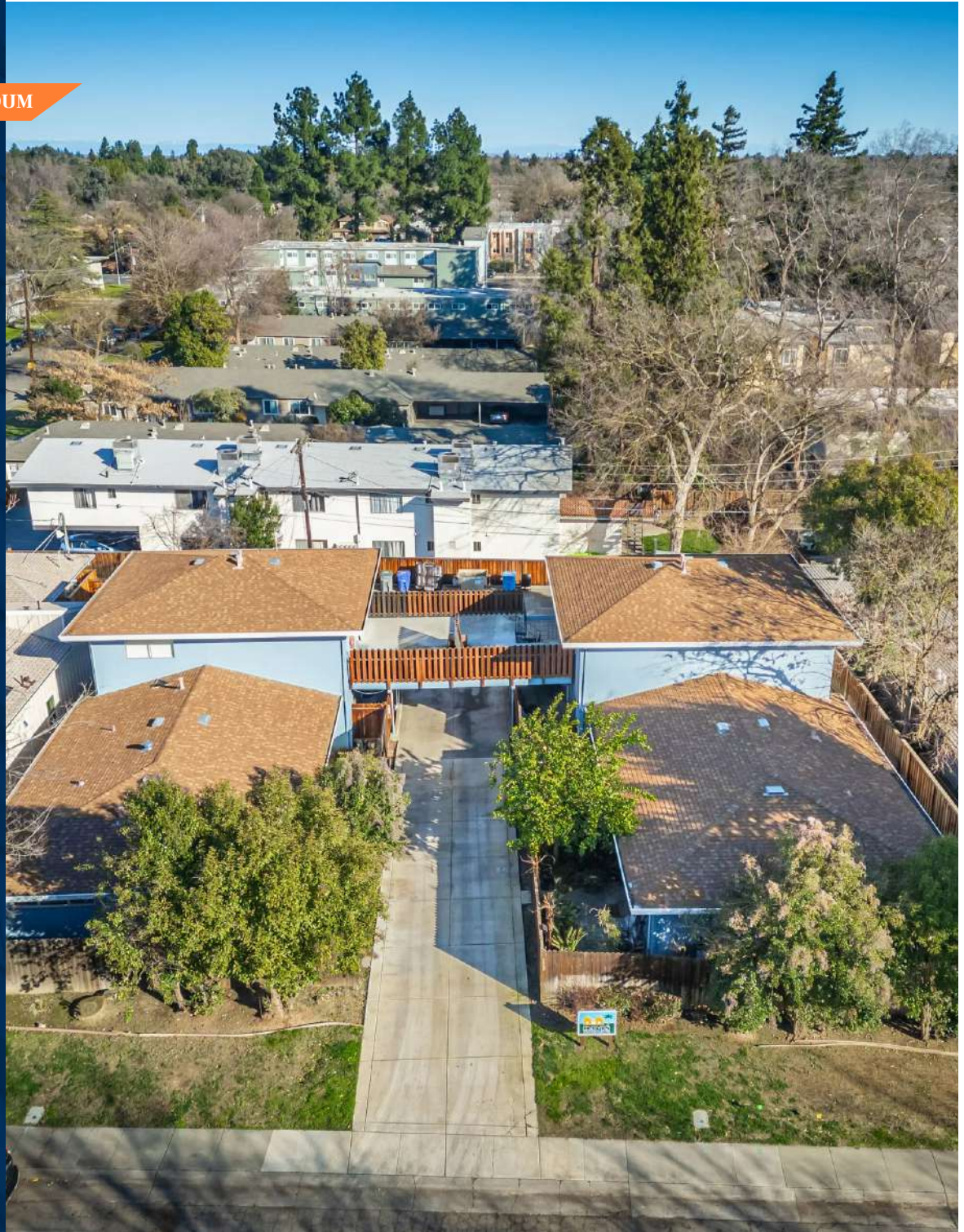
..... OFFERING MEMORANDUM

DAVIS BUNGALOWS

828 D St, Davis, CA 95616



Marcus & Millichap



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Activity ID #ZAH0030152

Marcus & Millichap

828 D ST

BROKER OF RECORD

TONY SOLOMON

California

3109095450

License: 01238010


Marcus & Millichap

DISCLAIMER

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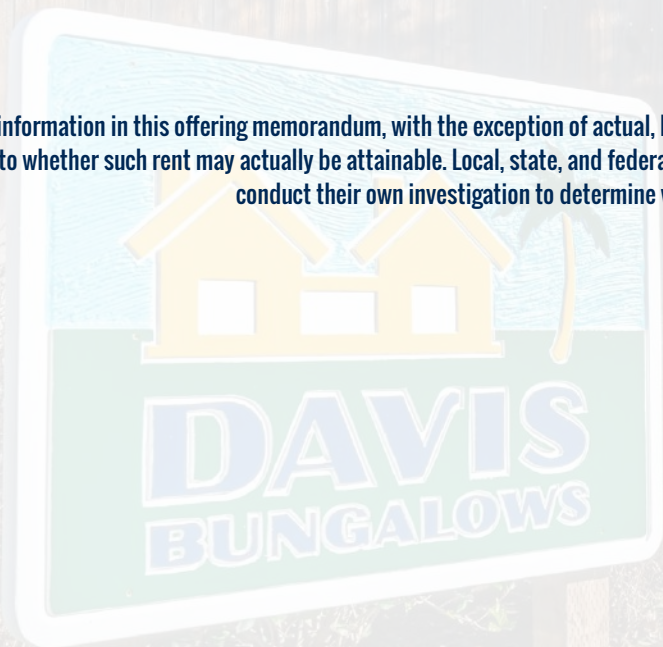




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MARKET OVERVIEW

SECTION 1

EXECUTIVE SUMMARY

Offering Summary
Investment Highlights

Marcus & Millichap





OFFERING SUMMARY

828 D ST



Listing Price
\$2,575,000



Cap Rate
5.22%



of Units
8

FINANCIAL

Listing Price	\$2,575,000
Down Payment	40% / \$1,030,000
NOI	\$134,488
Cap Rate	5.22%
Total Return	4.48%
Price/SF	\$425.62
Rent/SF (Monthly)	\$3.07
Rent/SF (Annually)	\$36.79
Price/Unit	\$321,875

OPERATIONAL

Gross SF	8,930 SF
Rentable SF	6,050 SF
# of Units	8
Lot Size	0.29 Acres (12,632 SF)
Occupancy	97%
Year Built	1964





DAVIS BUNGALOWS

828 D St, Davis, CA 95616

INVESTMENT OVERVIEW

The Heitzeberg Group of Marcus & Millichap is pleased to present 828 D Street Apartments (the "Davis Bungalows"), an 8-unit multifamily community located in the heart of Davis, California. Built in 1964 and comprehensively renovated in 2023-2024, this well-maintained asset offers investors the opportunity to acquire a stabilized, income-producing property in one of Northern California's most supply-constrained rental markets, anchored by the University of California, Davis. The Davis Bungalows consist of a diverse unit mix, including four 1-bedroom/1-bathroom units averaging 600 square feet, three 2-bedroom/1-bathroom units averaging 850 square feet, and one 3-bedroom/2-bathroom unit spanning 1,100 square feet, totaling 6,050 rentable square feet on a 12,632 square-foot lot. This range of unit types allows the property to serve a broad spectrum of renters — from single UC Davis graduate students and staff to small families — while supporting stable occupancy, currently running at 96.5%, and consistent demand.

Davis and the greater Sacramento region continue to experience strong demand for rental housing near UC Davis, driven by consistent university enrollment, a walkable downtown core, and some of the most restrictive residential development entitlements in Northern California. The property sits less than 1.5 miles from the UC Davis campus and within walking distance of downtown Davis, with Sutter Davis Hospital, the Davis Amtrak/Capitol Corridor station, and five grocery options all within a two-mile radius. 828 D Street is well-positioned to continue serving this essential rental demand while offering a new owner a clear, low-risk path to rent growth through its existing loss-to-lease.

INVESTMENT HIGHLIGHTS

8-unit multifamily community built in 1964, comprehensively renovated in 2024, with stabilized operations at 96.5% occupancy.

Diversified unit mix of 1-, 2-, and 3-bedroom floor plans serving a broad range of renters in Davis's university-anchored rental market.

Located under 1.5 miles from UC Davis and walking distance to downtown, with a hospital, Amtrak station, and grocers nearby.

NOI of \$134,488 today, increasing to \$149,421 in Year 1 on achievable, in-place rent growth.

SECTION 2



PROPERTY INFORMATION

Property Details
Amenities
Aerial
Photos

Marcus & Millichap



DAVIS BUNGALOWS

PROPERTY DETAILS

SITE DESCRIPTION

Number of Units	8
Number of Buildings	1
Floors	2
Year Built/Renovated	1964/2024
Rentable SF	6,050 SF
Lot Size	0.29 Acres

CONSTRUCTION

Framing	Wood
Exterior	Stucco
Roof	Asphalt

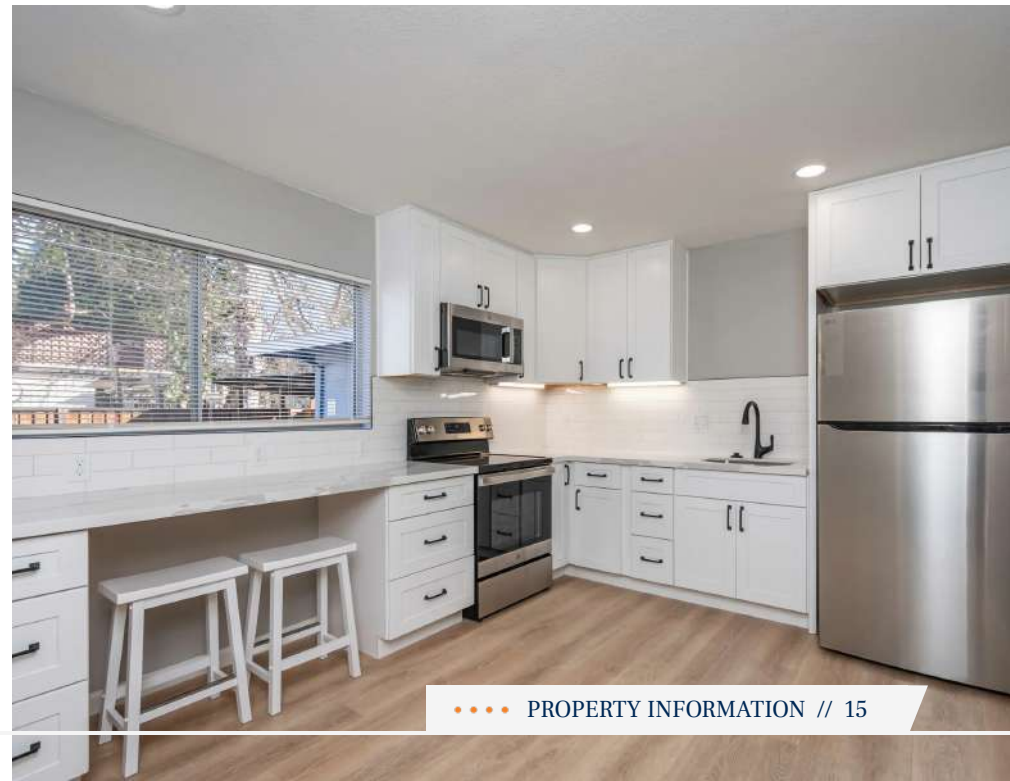


UNIT AMENITIES

- In-unit washer/dryer
- Full range with stovetop and oven
- Microwave
- Full-size refrigerator/freezer
- Private patio/balcony

COMMON-AREA AMENITIES

- On-site parking
- On-site bicycle parking



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SAFEWAY

Sutter Health
Sutter Medical Center

Nugget
MARKETS

Subject Property
828 D St
Davis, CA 95616

113

TRADER JOE'S

Nugget
MARKETS
TARGET

AMTRAK
TEMPLE
COFFEE ROASTERS
paesanos
MIKUNI
japanese restaurant & sushi bar
BWB
BURGERS AND BREW

SAFEWAY

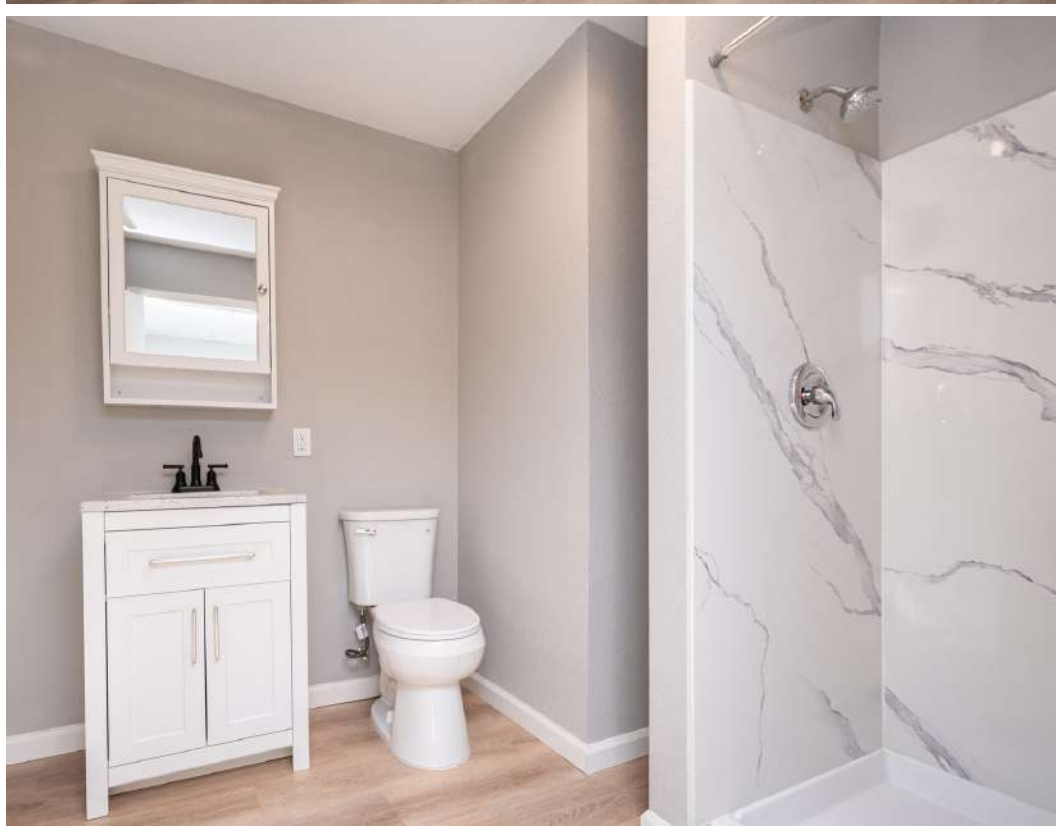
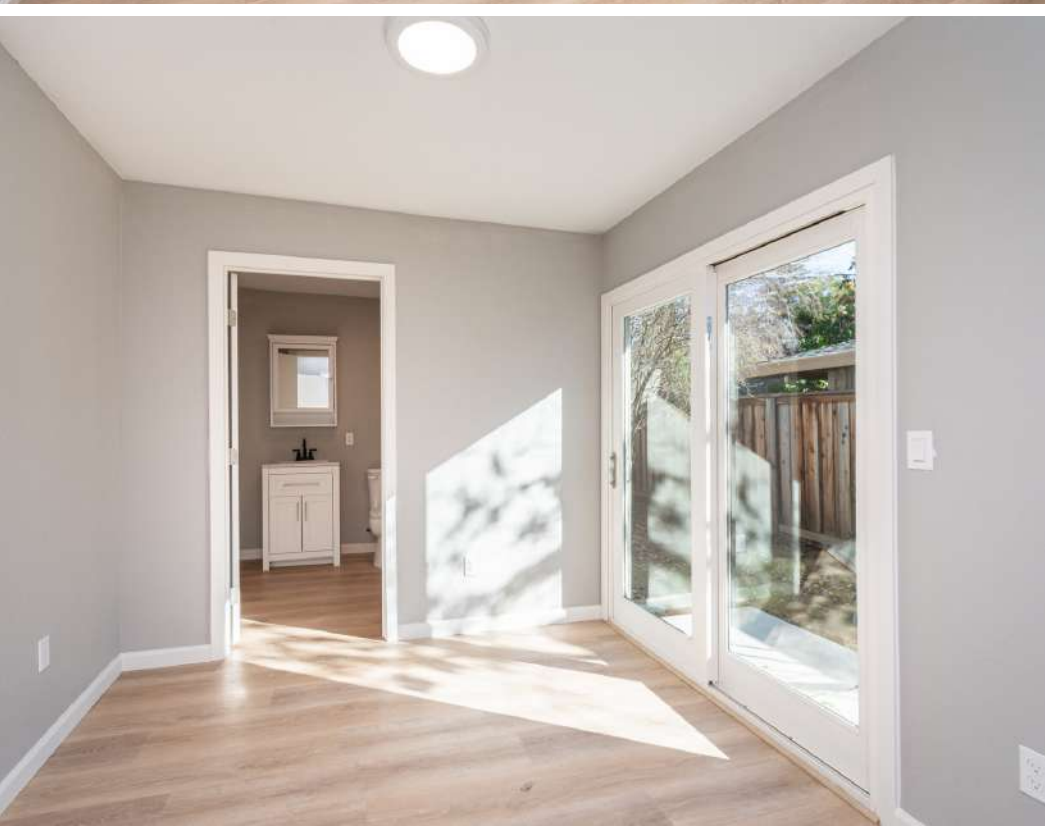
UC DAVIS
UNIVERSITY OF CALIFORNIA

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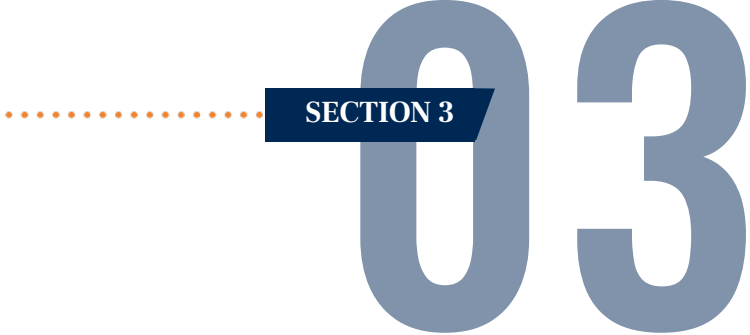
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SECTION 3



FINANCIAL ANALYSIS

Financial Details

Marcus & Millichap





DAVIS BUNGALOWS

FINANCIAL DETAILS

As of January,2026

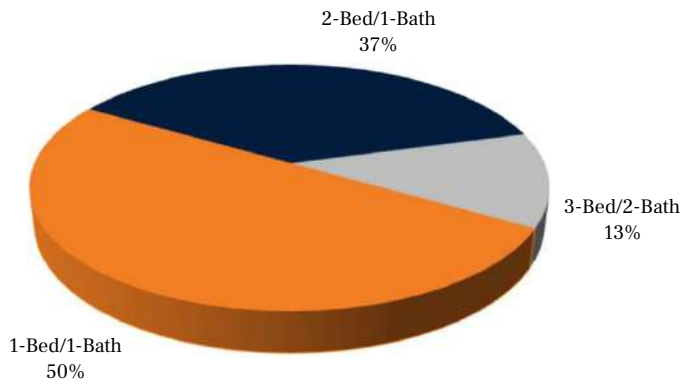
UNIT	UNIT TYPE	Square Feet	SCHEDULED	SCHEDULED	POTENTIAL	POTENTIAL
			Rent / Month	Rent / SF/ Month	Rent / Month	Rent/ SF/ Month
1	1 Bedroom/1 Bath	600	\$1,895	\$3.16	\$1,975	\$3.29
2	1 Bedroom/1 Bath	600	\$1,955	\$3.26	\$1,975	\$3.29
3	3 Bedroom/2 Bath	1,100	\$2,900	\$2.64	\$2,950	\$2.68
4	2 Bedroom/1 Bath	850	\$2,500	\$2.94	\$2,550	\$3.00
5	2 Bedroom/1 Bath	850	\$2,200	\$2.59	\$2,550	\$3.00
6	2 Bedroom/1 Bath	850	\$2,200	\$2.59	\$2,550	\$3.00
7	1 Bedroom/1 Bath	600	\$1,845	\$3.08	\$1,975	\$3.29
8	1 Bedroom/1 Bath	600	\$1,975	\$3.29	\$2,025	\$3.38
Total		6,050	\$17,470	\$2.89	\$18,550	\$3.07

DAVIS BUNGALOWS

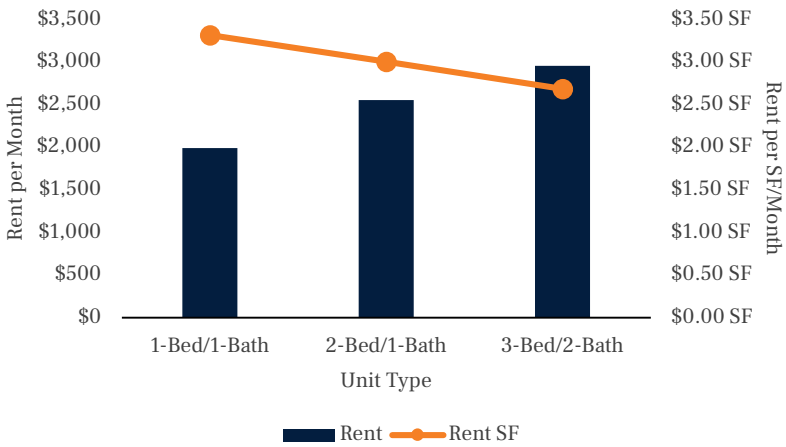
FINANCIAL DETAILS

UNIT TYPE	# OF UNITS		RENTAL RANGE	SCHEDULED			POTENTIAL		
				AVERAGE RENT	AVERAGE RENT / SF	MONTHLY INCOME	AVERAGE RENT	AVERAGE RENT / SF	MONTHLY INCOME
1 Bedroom/1 Bath	4	600	\$1,845 - \$1,975	\$1,918	\$3.20	\$7,670	\$1,988	\$3.31	\$7,950
2 Bedroom/1 Bath	3	850	\$2,200 - \$2,500	\$2,300	\$2.71	\$6,900	\$2,550	\$3.00	\$7,650
3 Bedroom/2 Bath	1	1,100	\$2,900 - \$2,900	\$2,900	\$2.64	\$2,900	\$2,950	\$2.68	\$2,950
TOTALS/WEIGHTED AVERAGE	8	756		\$2,184	\$2.89	\$17,470	\$2,319	\$3.07	\$18,550
GROSS ANNUALIZED RENTS				\$209,640			\$222,600		

Unit Distribution



Unit Rent



DAVIS BUNGALOWS

FINANCIAL DETAILS

INCOME	Current		Year 1	NOTES	PER UNIT	PER SF
Rental Income						
Gross Potential Rent	222,600		224,826		28,103	37.16
Loss / Gain to Lease	(12,960)	5.8%	0		0	0.00
Gross Scheduled Rent	209,640		224,826		28,103	37.16
Physical Vacancy	(7,337)	3.5%	(7,869)	3.5% [1]	(984)	(1.30)
TOTAL VACANCY	(\$7,337)	3.5%	(\$7,869)	3.5%	(\$984)	(\$1)
EFFECTIVE GROSS INCOME	\$202,303		\$216,957		\$27,120	\$35.86
EXPENSES	Current		Year 1	NOTES	PER UNIT	PER SF
Real Estate Taxes	27,810		27,810	[2]	3,476	4.60
Insurance	3,715		3,715	[3]	464	0.61
Utilities - Total City Service	9,313		9,313	[4]	1,164	1.54
Utilities - PG&E	363		363	[5]	45	0.06
Repairs & Maintenance	5,400		5,400	[6]	675	0.89
Landscaping	675		675	[7]	84	0.11
Marketing & Advertising	877		877	[8]	110	0.14
Cleaning & Other Maintenance	2,030		2,030	[9]	254	0.34
Pest Service	1,235		1,235	[10]	154	0.20
Direct Tax Assessment	3,670		3,670	[11]	459	0.61
Operating Reserves	1,600		1,600	[12]	200	0.26
Management Fee	11,127	5.5%	10,848	5.0% [13]	1,356	1.79
TOTAL EXPENSES	\$67,815		\$67,536		\$8,442	\$11.16
EXPENSES AS % OF EGI	33.5%		31.1%			
NET OPERATING INCOME	\$134,488		\$149,421		\$18,678	\$24.70

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

NOTES TO OPERATING STATEMENT

- [1] Gross Scheduled Rents from May 2026 Rent Roll & Projection to Market Rents
- [2] Estimated 3.5% Market Economic Vacancy Factor based on Historical Data and Current Market Conditions
- [3] Estimated Tax Assessment based on Suggested Sales Price
- [4] Actual expenses from the trailing twelve months (T12) ending in 2025
- [5] Actual expenses from the trailing twelve months (T12) ending in 2025
- [6] Actual expenses from the trailing twelve months (T12) ending in 2025
- [7] Actual expenses from the trailing twelve months (T12) ending in 2025
- [8] Actual expenses from the trailing twelve months (T12) ending in 2025
- [9] Actual expenses from the trailing twelve months (T12) ending in 2025
- [10] Actual expenses from the trailing twelve months (T12) ending in 2025
- [11] Actual expenses from the trailing twelve months (T12) ending in 2025
- [12] Market Operating Reserve at \$200 Per Unit
- [13] The estimated management fee is based on asset size, location, and current market conditions

DAVIS BUNGALOWS

FINANCIAL DETAILS

SUMMARY		
Price	\$2,575,000	
Down Payment	\$1,030,000	40%
Number of Units	8	
Price Per Unit	\$321,875	
Price Per SqFt	\$425.62	
Rentable SqFt	6,050	
Lot Size	0.29 Acres	
Approx. Year Built	1964/2024	

RETURNS	Current	Year 1	Reno
CAP Rate	5.22%	5.80%	6.05%
GRM	12.28	11.45	
Cash-on-Cash	2.55%	4.00%	
Debt Coverage Ratio	1.24	1.38	

FINANCING	1st Loan
Loan Amount	\$1,545,000
Loan Type	New
Interest Rate	5.75%
Amortization	30 Years
Year Due	2033

Loan information is subject to change. Contact your Marcus & Millichap Capital Corporation

# OF UNITS	UNIT TYPE	SQFT/UNIT	SCHEDULED RENTS	MARKET RENTS
4	1-Bed/1-Bath	600	\$1,918	\$1,988
3	2-Bed/1-Bath	850	\$2,300	\$2,550
1	3-Bed/2-Bath	1,100	\$2,900	\$2,950

OPERATING DATA			
INCOME		Current	Year 1
Gross Scheduled Rent		\$209,640	\$224,826
Less: Vacancy/Deductions	3.5%	\$7,337	3.5% \$7,869
Total Effective Rental Income		\$202,303	\$216,957
Other Income		\$0	\$0
Effective Gross Income		\$202,303	\$216,957
Less: Expenses	33.5%	\$67,815	31.1% \$67,536
Net Operating Income		\$134,488	\$149,421
Cash Flow		\$134,488	\$149,421
Debt Service		\$108,194	\$108,194
Net Cash Flow After Debt Service	2.55%	\$26,294	4.00% \$41,227
Principal Reduction		\$19,875	\$21,049
TOTAL RETURN		4.48% \$46,169	6.05% \$62,276

EXPENSES	Current	Year 1
Real Estate Taxes	\$27,810	\$27,810
Insurance	\$3,715	\$3,715
Utilities - Total City Service	\$9,313	\$9,313
Utilities - PG&E	\$363	\$363
Repairs & Maintenance	\$5,400	\$5,400
Landscaping	\$675	\$675
Marketing & Advertising	\$877	\$877
Cleaning & Other Maintenance	\$2,030	\$2,030
Pest Service	\$1,235	\$1,235
Direct Tax Assessment	\$3,670	\$3,670
Operating Reserves	\$1,600	\$1,600
Management Fee	\$11,127	\$10,848
TOTAL EXPENSES	\$67,815	\$67,536
Expenses/Unit	\$8,477	\$8,442
Expenses/SF	\$11.21	\$11.16

SECTION 4

SALE COMPARABLES

Sale Comps Map
Sale Comps Summary
Cap Rate Chart
Price per Unit Chart
Sale Comps

Marcus & Millichap

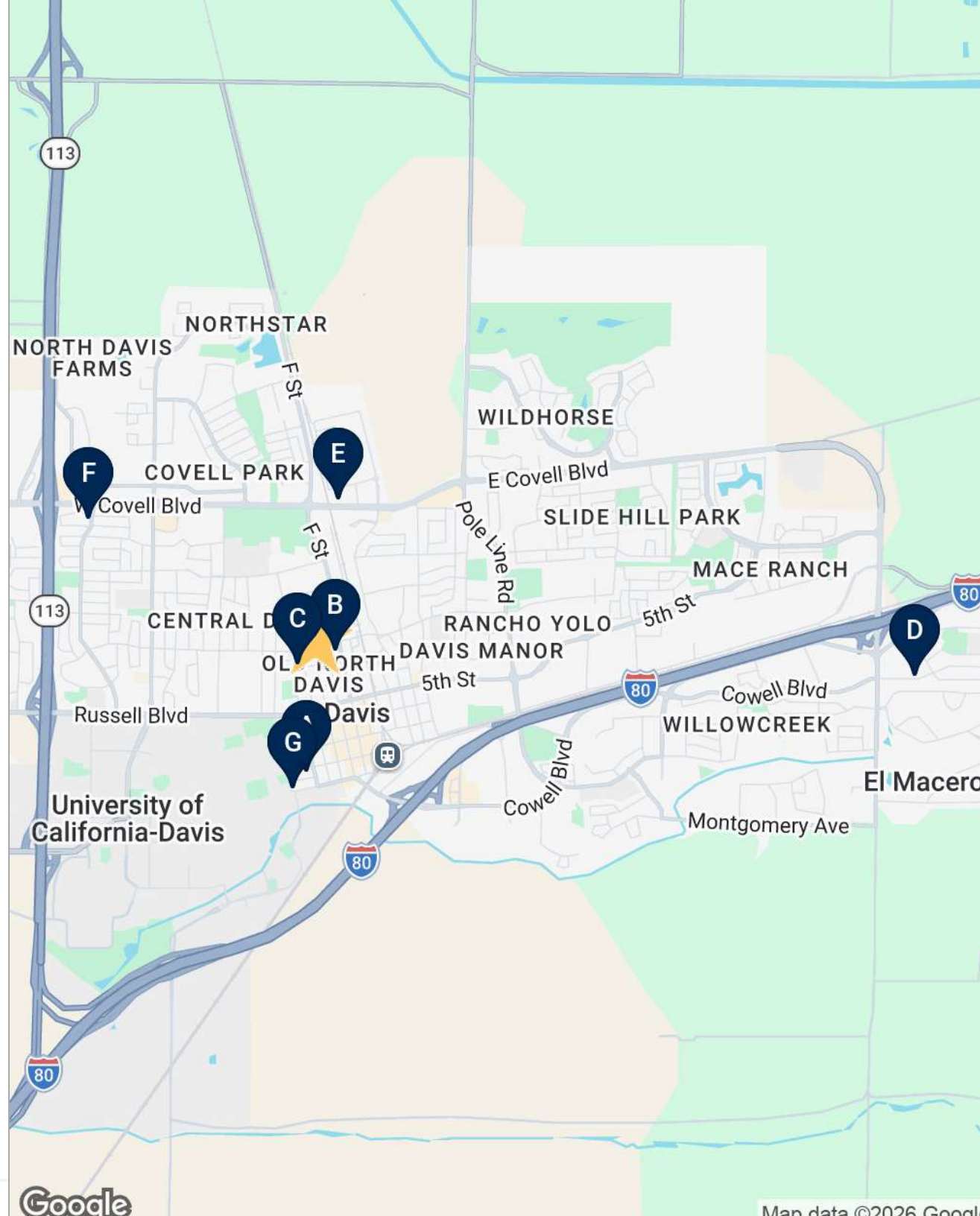


DAVIS BUNGALOWS

SALE COMPS MAP

SALE COMPS MAP

- ★ Davis Bungalows
- A 240 2nd St
- B Stratford Place Apartments
- C 311 7th St
- D 4851 Cowell Blvd
- E MarCo at the Cannery
- F Drake Apartments
- G 203 1st St



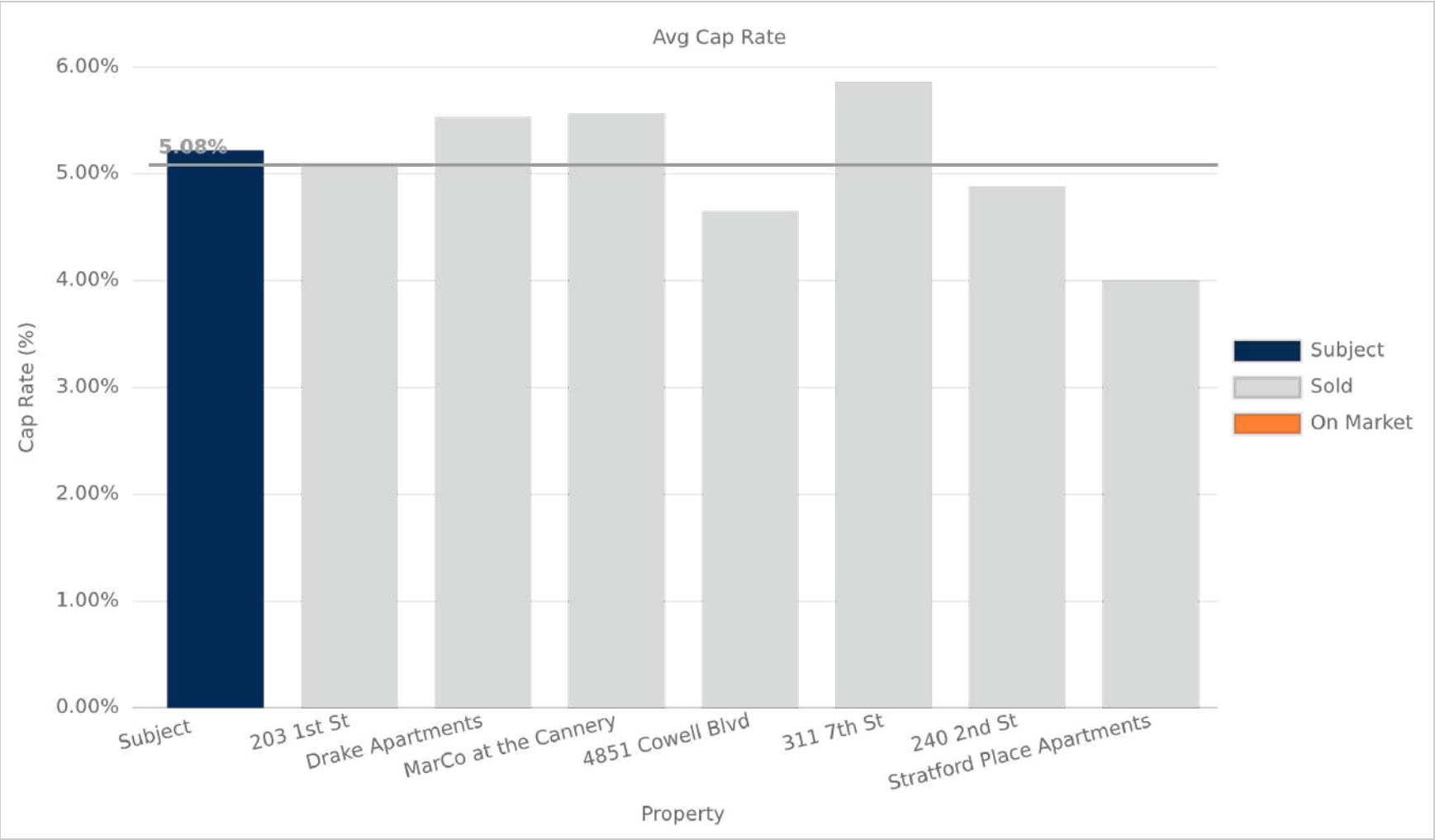
DAVIS BUNGALOWS

SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	Davis Bungalows 828 D St Davis, CA 95616	\$2,575,000	6,050 SF	\$425.62	0.29 AC	\$321,875	5.22%	8	On Market
	SALE COMPARABLES	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	240 2nd St Davis, CA 95616-4644	\$2,695,000	7,200 SF	\$374.31	0.23 AC	\$336,875	4.88%	8	06/02/2026
	Stratford Place Apartments 745 F St Davis, CA 95616	\$3,500,000	15,350 SF	\$228.01	0.58 AC	\$218,750	4.00%	16	06/29/2026
	311 7th St Davis, CA 95616	\$3,405,000	11,246 SF	\$302.77	0.46 AC	\$212,812	5.86%	16	11/13/2025
	4851 Cowell Blvd Davis, CA 95618-4489	\$1,150,000	5,426 SF	\$211.94	0.2 AC	\$287,500	4.65%	4	10/17/2025
	MarCo at the Cannery 2500 Cannery Loop Davis, CA 95616	\$29,000,000	81,621 SF	\$355.30	1.93 AC	\$402,777	5.56%	72	08/28/2025
	Drake Apartments 1312 Drake Dr Davis, CA 95616-0864	\$941,500	5,126 SF	\$183.67	0.54 AC	\$235,375	5.53%	4	01/24/2025
	203 1st St Davis, CA 95616	\$1,175,000	2,559 SF	\$459.16	0.14 AC	\$293,750	5.10%	4	11/27/2024
	AVERAGES	\$5,980,929	18,361 SF	\$302.17	0.58 AC	\$283,977	5.08%	18	-

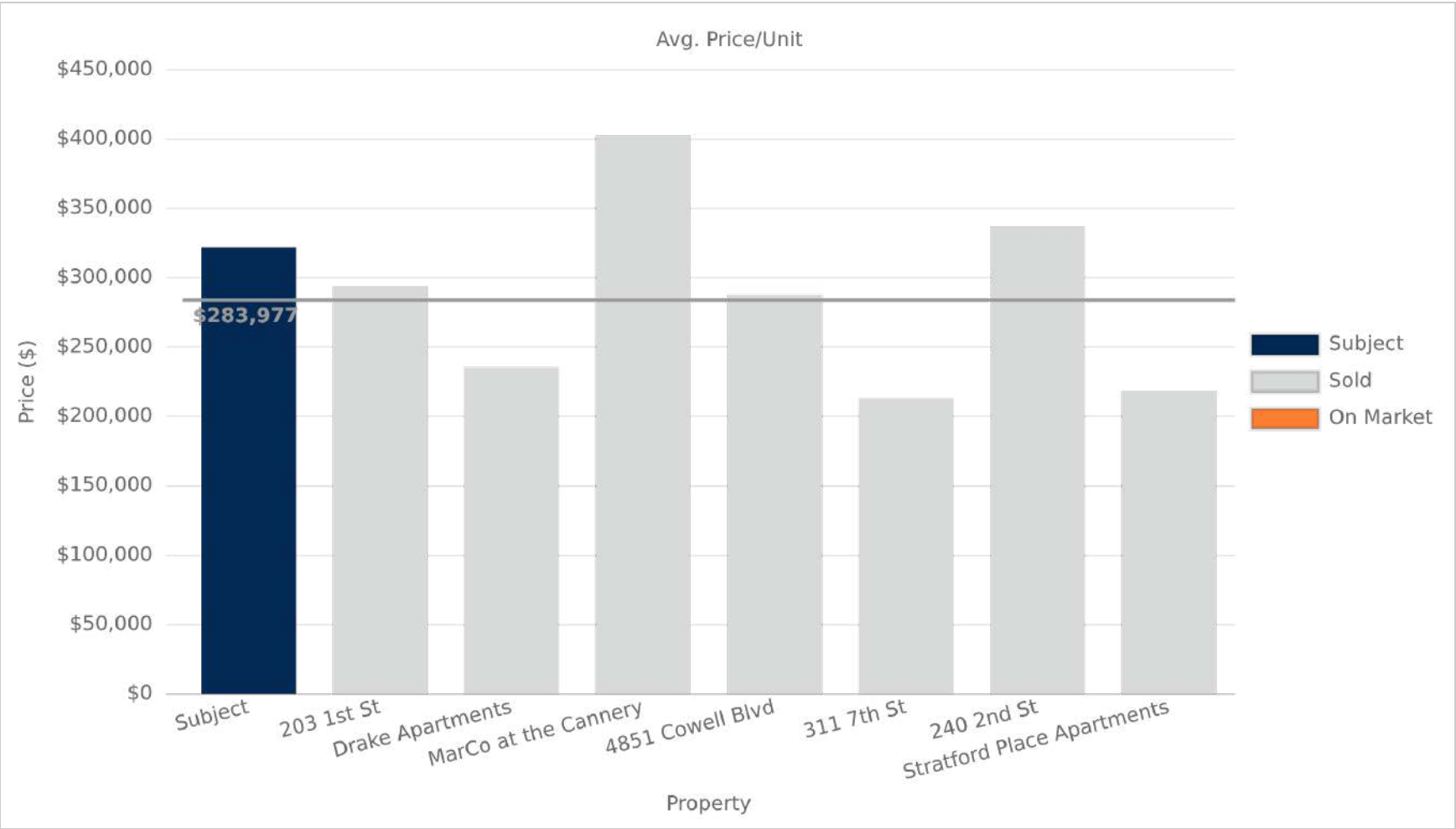
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CAP RATE CHART



DAVIS BUNGALOWS

PRICE PER UNIT CHART



DAVIS BUNGALOWS

SALE COMPS



Davis Bungalows

828 D St, Davis, CA 95616

Listing Price:	\$2,575,000	Price/SF:	\$425.62
Property Type:	Multifamily	GRM:	11.57
NOI:	\$134,488	Cap Rate:	5.22%
Occupancy:	97%	Year Built:	1964
COE:	On Market	Number Of Units:	8
Lot Size:	0.29 Acres	Price/Unit:	\$321,875
Total SF:	6,050 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1-Bed/1-Bath	4	50.0	600	\$1,918	\$3.20
2-Bed/1-Bath	3	37.5	850	\$2,300	\$2.71
3-Bed/2-Bath	1	12.5	1,100	\$2,900	\$2.64
TOTAL/AVG	8	100%	756	\$2,184	\$2.89



240 2nd St

Davis, CA 95616-4644

Sale Price:	\$2,695,000	Price/SF:	\$374.31
Property Type:	Multifamily	GRM:	12.49
Cap Rate:	4.88%	Year Built:	1964
COE:	06/02/2026	Number Of Units:	8
Lot Size:	0.23 Acres	Price/Unit:	\$336,875
Total SF:	7,200 SF		

DAVIS BUNGALOWS

SALE COMPS



B Stratford Place Apartments
745 F St, Davis, CA 95616

Sale Price:	\$3,500,000	Price/SF:	\$228.01
Property Type:	Multifamily	GRM:	8.38
Cap Rate:	4.00%	Year Built:	1966
COE:	06/29/2026	Number Of Units:	16
Lot Size:	0.58 Acres	Price/Unit:	\$218,750
Total SF:	15,350 SF		



C 311 7th St
Davis, CA 95616

Sale Price:	\$3,405,000	Price/SF:	\$302.77
Property Type:	Multifamily	GRM:	-
Cap Rate:	5.86%	Year Built:	1960
COE:	11/13/2025	Number Of Units:	16
Lot Size:	0.46 Acres	Price/Unit:	\$212,812
Total SF:	11,246 SF		

DAVIS BUNGALOWS

SALE COMPS



D 4851 Cowell Blvd
Davis, CA 95618-4489

Sale Price:	\$1,150,000	Price/SF:	\$211.94
Property Type:	Multifamily	GRM:	-
Cap Rate:	4.65%	Year Built:	1971
COE:	10/17/2025	Number Of Units:	4
Lot Size:	0.2 Acres	Price/Unit:	\$287,500
Total SF:	5,426 SF		



E MarCo At The Cannery
2500 Cannery Loop, Davis, CA 95616

Sale Price:	\$29,000,000	Price/SF:	\$355.30
Property Type:	Multifamily	GRM:	-
Cap Rate:	5.56%	Year Built:	2024
COE:	08/28/2025	Number Of Units:	72
Lot Size:	1.93 Acres	Price/Unit:	\$402,777
Total SF:	81,621 SF		

DAVIS BUNGALOWS

SALE COMPS



Drake Apartments

1312 Drake Dr, Davis, CA 95616-0864

Sale Price:	\$941,500	Price/SF:	\$183.67
Property Type:	Multifamily	GRM:	-
Cap Rate:	5.53%	Year Built:	1980
COE:	01/24/2025	Number Of Units:	4
Lot Size:	0.54 Acres	Price/Unit:	\$235,375
Total SF:	5,126 SF		



203 1st St

Davis, CA 95616

Sale Price:	\$1,175,000	Price/SF:	\$459.16
Property Type:	Multifamily	GRM:	-
Cap Rate:	5.10%	Year Built:	1921
COE:	11/27/2024	Number Of Units:	4
Lot Size:	0.14 Acres	Price/Unit:	\$293,750
Total SF:	2,559 SF		

SECTION 5

LEASE COMPARABLES

Rent Comps Map
Rent Comps Summary
Rent Comps

Marcus & Millichap

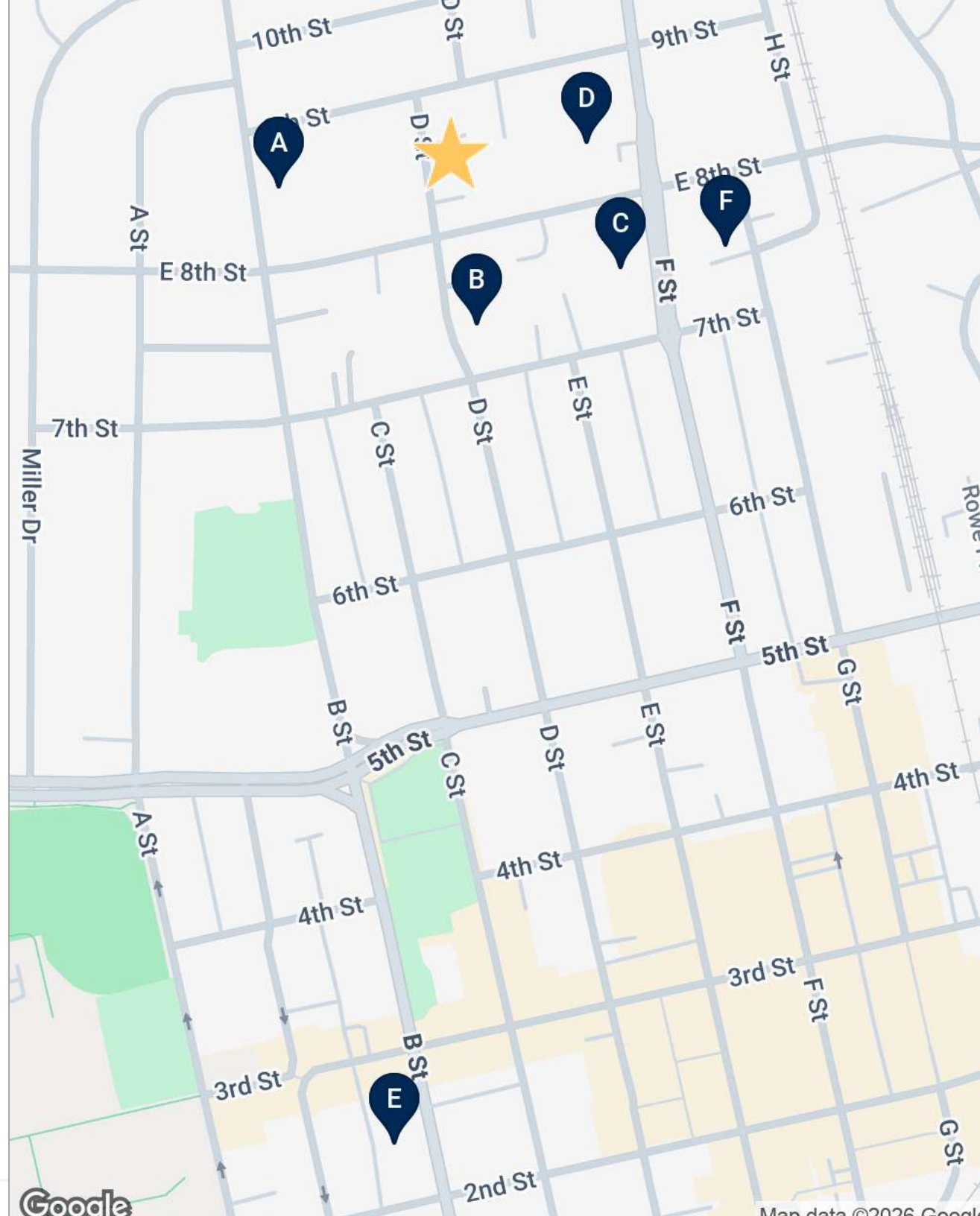


DAVIS BUNGALOWS

RENT COMPS MAP

RENT COMPS MAP

- ★ Davis Bungalows
- A Meridian Place
- B 720 D St
- C Stratford Place Apartments
- D St. George Apartments
- E B Street Apartments
- F The G Street Apartments



DAVIS BUNGALOWS

RENT COMPS SUMMARY

	SUBJECT PROPERTY	RENT/SF	AVAILABLE SF	LOT SIZE	# OF UNITS
	Davis Bungalows 828 D St Davis, CA 95616	\$3.07	6,050 SF	0.29 AC	8
	RENT COMPARABLES	RENT/SF	AVAILABLE SF	LOT SIZE	# OF UNITS
	Meridian Place 820 B St Davis, CA 95616	\$3.18	13,395 SF	0.33 AC	11
	720 D St Davis, CA 95616	\$2.36	6,000 SF	0.27 AC	10
	Stratford Place Apartments 745 F St Davis, CA 95616	\$1.58	15,100 SF	0.58 AC	19
	St. George Apartments 811 F St Davis, CA 95616	\$2.83	14,464 SF	0.66 AC	17
	B Street Apartments 217 B St Davis, CA 95616	\$2.59	19,020 SF	0.32 AC	17
	The G Street Apartments 707 G St Davis, CA 95616	\$1.85	17,166 SF	0.29 AC	16
	AVERAGES	\$2.40	14,191 SF	0.41 AC	15

DAVIS BUNGALOWS

RENT COMPS

 **Davis Bungalows**
828 D St, Davis, CA 95616

 8 Units |  97% Total Occupancy |  Year Built 1964



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1-Bed/1-Bath	4	50.0	600	\$1,918	\$3.20
2-Bed/1-Bath	3	37.5	850	\$2,300	\$2.71
3-Bed/2-Bath	1	12.5	1,100	\$2,900	\$2.64
TOTAL/AVG	8	100%	756	\$2,184	\$2.89

 **Meridian Place**
820 B St, Davis, CA 95616

 11 Units |  Year Built 2018



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bedroom	5	45.5	940	\$3,152	\$3.35
2 Bedroom	6	54.5	1,168	\$3,573	\$3.06
TOTAL/AVG	11	100%	1,064	\$3,381	\$3.18

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RENT COMPS

B 720 D St
Davis, CA 95616

 10 Units |  Year Built 1960



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bedroom	6	60	628	\$1,308	\$2.08
2 Bedroom	4	40	735	\$2,000	\$2.72
TOTAL/AVG	10	100%	670	\$1,584	\$2.36

C Stratford Place Apartments
745 F St, Davis, CA 95616

 19 Units |  Year Built 1966



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
Studio	2	10.5	650	\$976	\$1.50
1 Bedroom	4	21.1	750	\$1,227	\$1.64
2 Bedroom	13	68.4	850	\$1,338	\$1.57
TOTAL/AVG	19	100%	807	\$1,276	\$1.58

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RENT COMPS

D St. George Apartments
811 F St, Davis, CA 95616

 17 Units |  Year Built 1987



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bedroom	3	17.6	750	\$2,245	\$2.99
2 Bedroom	14	82.4	914	\$2,560	\$2.80
TOTAL/AVG	17	100%	885	\$2,504	\$2.83

E B Street Apartments
217 B St, Davis, CA 95616

 17 Units |  Year Built 1960



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bedroom	1	5.9	700	\$1,883	\$2.69
2 Bedroom	14	82.4	911	\$2,347	\$2.58
3 Bedroom	2	11.8	1,000	\$2,666	\$2.67
TOTAL/AVG	17	100%	909	\$2,357	\$2.59

DAVIS BUNGALOWS

RENT COMPS

F The G Street Apartments
707 G St, Davis, CA 95616

 16 Units |  Year Built 1961



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bedroom	16	100	1,000	\$1,847	\$1.85
TOTAL/AVG	16	100%	1,000	\$1,847	\$1.85

SECTION 6



MARKET OVERVIEW

Market Overview
Demographics

Marcus & Millichap





DAVIS BUNGALOWS

MARKET OVERVIEW

NORTHERN CALIFORNIA

The counties of Butte, Colusa, Glenn, Humboldt, Lake, Mendocino, Shasta, Sutter, Tehama, Trinity, and Yuba make up a region of about 1 million people spanning from north of Sacramento to Redding and west to the Pacific Coast. Interstate 5 serves as a key transportation route, located east of the region's several national and state forests. Butte is the largest county, with over 212,000 residents, while Yuba County is the fastest growing, expected to increase by 4.5 percent by 2029. Yuba is also the youngest county, with a median age of 33.

ECONOMY

- Several public community colleges and other small educational institutions are scattered throughout the region, including Butte College; California State University, Chico; the College of the Redwoods; and Cal Poly Humboldt State University. These institutions serve as both sources of knowledge and employment.
- The St. Joseph Hospital in Eureka is one of the region's larger healthcare employers. The campus is part of the Providence health system.
- Various distribution facilities dot Interstate 5, with the biggest concentrations in Yuba City, Chico, and Redding. This activity supports the flow of goods north from California ports into Oregon.

QUICK FACTS



POPULATION

1M

Growth 2025-2029*
1.3%



HOUSEHOLDS

398K

Growth 2025-2029*
1.7%



MEDIAN AGE

40.0

U.S. Median:
40.0

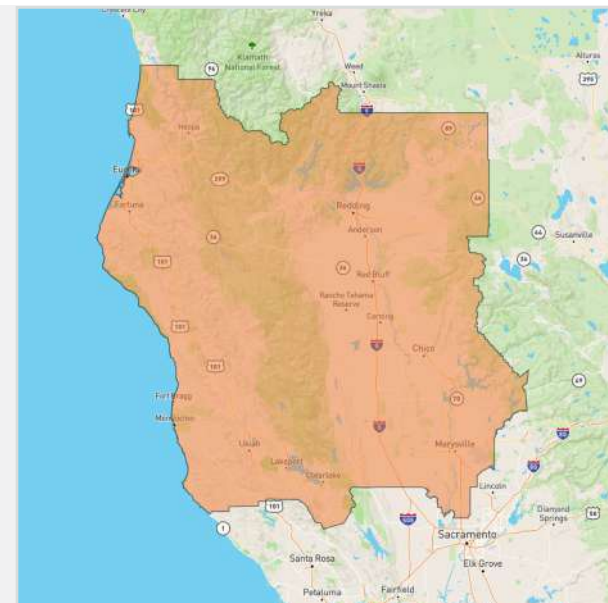


MEDIAN HOUSEHOLD INCOME

\$61,000

U.S. Median:
\$78,200

* Forecast



METRO HIGHLIGHTS



AMPLE COASTLINE

More than 100 miles of scenic coastline serve as a prominent draw for tourists and artists, as well as a driver of business for the Port of Humboldt Bay, a major logging exporter.



ACTIVITIES

Mendocino, Trinity, and Shasta-Trinity forests are all at least partly within the region, providing opportunities for camping, hiking, boating, and hunting. Sports in nearby Sacramento include the Kings (NBA) and the Athletics (MLB), who will play there through 2027 as part of their relocation to Las Vegas.



AGRICULTURE

Rice, fruits, and nuts are grown throughout inland Butte, Sutter, and Yuba counties. Meanwhile, vineyards in Mendocino and Lake counties are known for pinot noir and cabernet sauvignon, respectively.

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

DAVIS BUNGALOWS

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	22,712	77,747	80,992
2025 Estimate			
Total Population	22,298	76,252	79,441
2020 Census			
Total Population	22,285	75,251	78,388
2010 Census			
Total Population	20,733	71,239	74,282
Daytime Population			
2025 Estimate	45,042	117,534	120,680
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Households	8,934	28,733	29,936
2025 Estimate			
Total Households	8,772	28,156	29,338
Average (Mean) Household Size	2.3	2.5	2.5
2020 Census			
Total Households	8,463	27,053	28,196
2010 Census			
Total Households	8,252	25,926	27,063
Growth 2025-2030	1.8%	2.0%	2.0%
HOUSING UNITS	1 Mile	3 Miles	5 Miles
Occupied Units			
2030 Projection	9,596	30,513	31,785
2025 Estimate	9,418	29,885	31,135
Owner Occupied	2,801	11,790	12,599
Renter Occupied	5,942	16,362	16,744
Vacant	646	1,729	1,797
Persons in Units			
2025 Estimate Total Occupied Units	8,772	28,156	29,338
1 Person Units	31.6%	26.9%	26.5%
2 Person Units	37.2%	35.0%	35.3%
3 Person Units	14.0%	16.1%	16.1%
4 Person Units	11.8%	15.4%	15.6%
5 Person Units	3.7%	4.5%	4.5%
6+ Person Units	1.7%	2.0%	2.1%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$200,000 or More	14.4%	19.6%	20.3%
\$150,000-\$199,999	8.8%	10.4%	10.5%
\$100,000-\$149,999	12.4%	15.0%	15.2%
\$75,000-\$99,999	11.4%	9.4%	9.2%
\$50,000-\$74,999	14.8%	12.2%	12.0%
\$35,000-\$49,999	7.0%	6.2%	6.1%
\$25,000-\$34,999	8.2%	6.9%	6.9%
\$15,000-\$24,999	5.0%	4.6%	4.5%
Under \$15,000	18.0%	15.7%	15.3%
Average Household Income	\$101,578	\$118,971	\$121,268
Median Household Income	\$74,236	\$92,031	\$94,068
Per Capita Income	\$43,240	\$47,413	\$48,207
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate Total Population	22,298	76,252	79,441
Under 20	24.8%	25.9%	25.8%
20 to 34 Years	44.1%	39.0%	38.2%
35 to 39 Years	4.3%	3.9%	3.9%
40 to 49 Years	7.2%	8.0%	8.2%
50 to 64 Years	9.0%	11.0%	11.3%
Age 65+	10.7%	12.2%	12.5%
Median Age	32.0	33.0	34.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	10,458	36,366	38,546
Elementary (0-8)	1.4%	1.5%	1.5%
Some High School (9-11)	1.7%	1.4%	1.4%
High School Graduate (12)	7.0%	6.6%	6.5%
Some College (13-15)	14.3%	10.1%	10.1%
Associate Degree Only	4.8%	4.1%	4.1%
Bachelor's Degree Only	30.1%	32.8%	32.7%
Graduate Degree	40.8%	43.7%	43.6%
Population by Gender			
2025 Estimate Total Population	22,298	76,252	79,441
Male Population	46.5%	46.6%	46.7%
Female Population	53.5%	53.4%	53.3%

DAVIS BUNGALOWS

DEMOGRAPHICS



POPULATION

In 2025, the population in your selected geography is 79,441. The population has changed by 6.95 percent since 2010. It is estimated that the population in your area will be 80,992 five years from now, which represents a change of 2.0 percent from the current year. The current population is 46.7 percent male and 53.3 percent female. The median age of the population in your area is 30.0, compared with the U.S. average, which is 40.0. The population density in your area is 1,010 people per square mile.



HOUSEHOLDS

There are currently 29,338 households in your selected geography. The number of households has changed by 8.41 percent since 2010. It is estimated that the number of households in your area will be 29,936 five years from now, which represents a change of 2.0 percent from the current year. The average household size in your area is 2.5 people.



INCOME

In 2025, the median household income for your selected geography is \$94,068, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 63.49 percent since 2010. It is estimated that the median household income in your area will be \$110,235 five years from now, which represents a change of 17.2 percent from the current year.

The current year per capita income in your area is \$48,207, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$121,268, compared with the U.S. average, which is \$103,571.



EMPLOYMENT

In 2025, 36,214 people in your selected area were employed. The 2010 Census revealed that 79.2 of employees are in white-collar occupations in this geography, and 5.5 are in blue-collar occupations. In 2025, unemployment in this area was 7.0 percent. In 2010, the average time traveled to work was 21.00 minutes.



HOUSING

The median housing value in your area was \$828,154 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 11,597.00 owner-occupied housing units and 15,466.00 renter-occupied housing units in your area.



EDUCATION

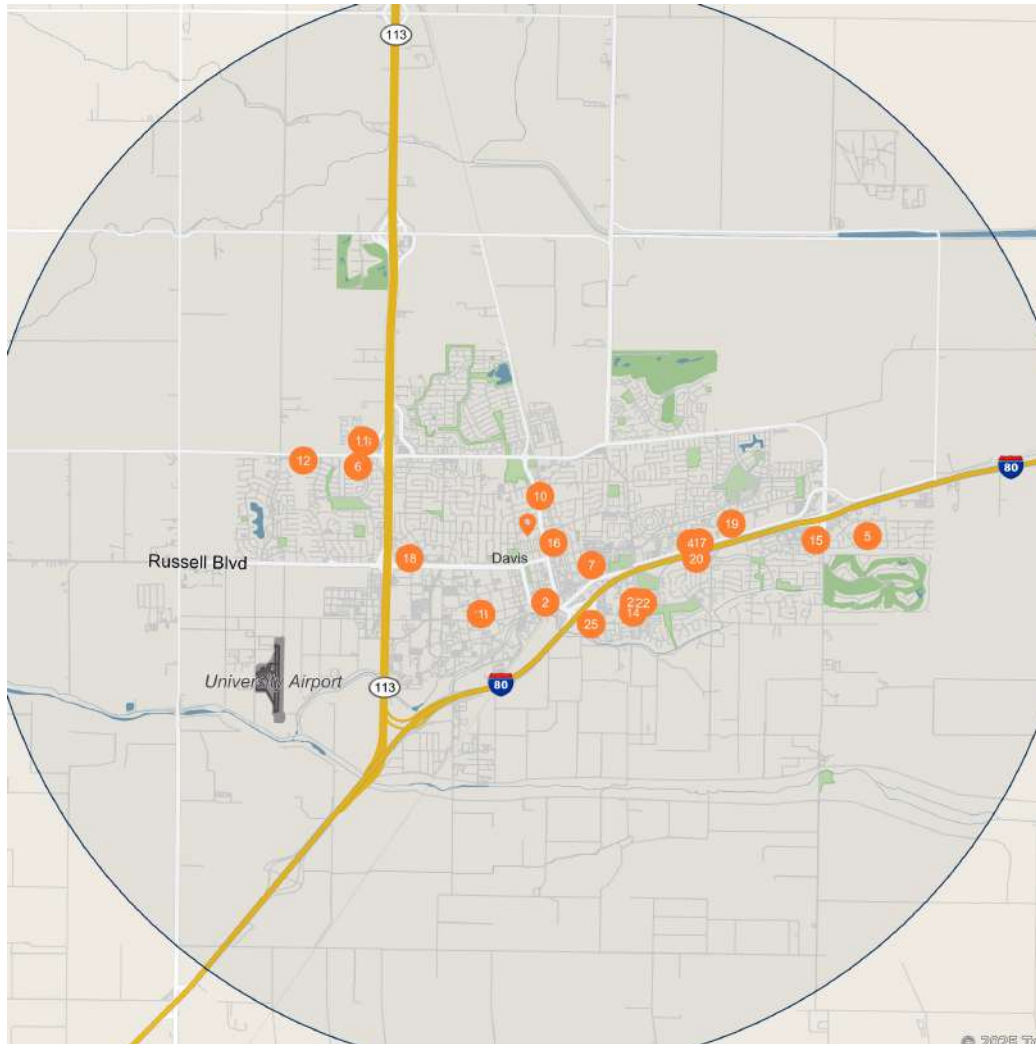
The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 63.1 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 4.1 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was lower than the nation's at 7.9 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 0.7 percent vs. 26.1 percent for the nation. The percentage of residents who completed some college is also lower than the average for the nation, at 8.8 percent in the selected area compared with the 19.6 percent in the U.S.

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DEMOGRAPHICS



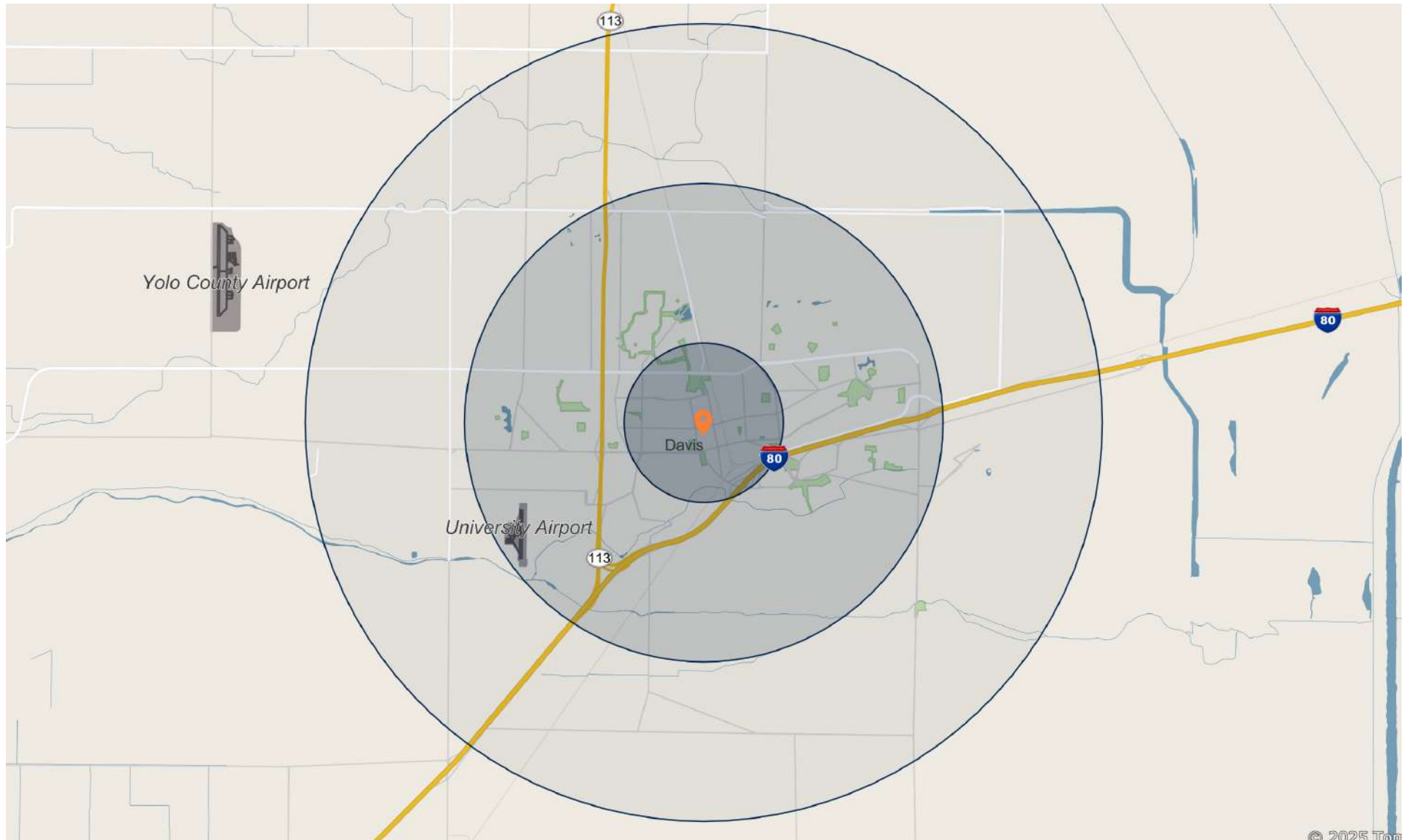
Major Employers

Employees

1	University of Cal Div of Agrcl-Agriculture Natural Resources	3,840
2	Habit Restaurants Inc-	1,408
3	University California Davis-REGENTS OF THE UNIVERSITY OF C	1,014
4	Novartis Vccnes Diagnostics Inc-	1,001
5	Animal Rescue Squad Intl II-	800
6	Pacific Retirement Svcs Inc-University Retirement Cmnty	745
7	Pacific Gas and Electric Co-PG&e	701
8	University California Davis-Uc Davis Student Housing	191
9	University California Davis-	184
10	FPI Management Inc-	177
11	Sutter Hlth Scrmnto Sierra Reg-Sutter West Foundation	168
12	Woodland Healthcare-	162
13	University California Davis-Bme Cmgj Uc Davis	155
14	Cvf Capital Partners Inc-Central Valley Fund The	150
15	Nugget Market Inc-Nuggett Market 2	144
16	Davis Food Cooperative Inc-	140
17	University California Davis-Division of Agriculture	134
18	University of California-	133
19	Hmclause Inc-	133
20	University California Davis-Division of Epidemiology	127
21	Sutter Health-Clay Kenneth MD	110
22	OfficeMax North America Inc-OfficeMax	108
23	Pro Farm Group Inc-Marrone Bio Innovations	105
24	Communicare Health Centers-Davis Cmmnity Clinic Dntl Prgra	100
25	University California Davis-Center For Neuroscience	99

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DEMOGRAPHICS





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