



OFFERING MEMORANDUM

RIO TERRACE APARTMENTS

2811 F St, Sacramento, CA

Marcus & Millichap
THE DELONEY GROUP

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SECTION 1

EXECUTIVE SUMMARY

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Local Map
Interior Photos

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RIO TERRACE APARTMENTS

2811 F St, Sacramento, CA 95816

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present Rio Terrace Apartments, a well-maintained 29-unit multifamily community located in the heart of Sacramento's highly desirable Midtown neighborhood. The property offers a mix of studio, one-, and two-bedroom floor plans with an average unit size of approximately 600 rentable square feet.

Rio Terrace represents a rare opportunity to acquire a stabilized asset with proven rental upside in one of the most sought-after submarkets in the region. Long-term ownership has systematically renovated units upon turnover, investing heavily in high-quality finishes. Renovated units feature restored original hardwood floors, quartz countertops, custom decorative cabinetry, stainless steel appliances, and dual-pane windows throughout.

The property distinguishes itself from competing assets by offering gated off-street parking, on-site laundry facilities, and a spacious courtyard with mature landscaping, amenities that are increasingly rare in Midtown. One studio unit is currently utilized as a management office; converting this unit back to residential use provides the next owner with immediate income upside.

Additionally, Rio Terrace is situated on three separate parcels, presenting a savvy investor with the potential opportunity to subdivide the property and implement a flexible exit strategy. With rental demand remaining strong in Sacramento, the asset's A+ location further benefits from walkable access to major employment and lifestyle drivers, including Golden 1 Center, DOCO, Sutter Medical Center, and the Railyards Project, the largest urban infill development in the United States.

INVESTMENT HIGHLIGHTS

- 30+ Year Ownership - Property Has Been Meticulously Maintained and Upgraded
- 12 Gated Off Street Parking Spaces - Onsite Laundry - Large Common Areas Lined By Mature Landscaping
- Value Add Opportunity Through More Aggressive Management and Turnover - Loss to Lease Upside of Approximately 15%

UNIT AMENITIES

- Charming unit floor plans with original hardwood flooring
- Dining area off kitchen, walk-in closets
- Custom-built decorative cabinetry
- Renovated Units Have Quartz Countertops

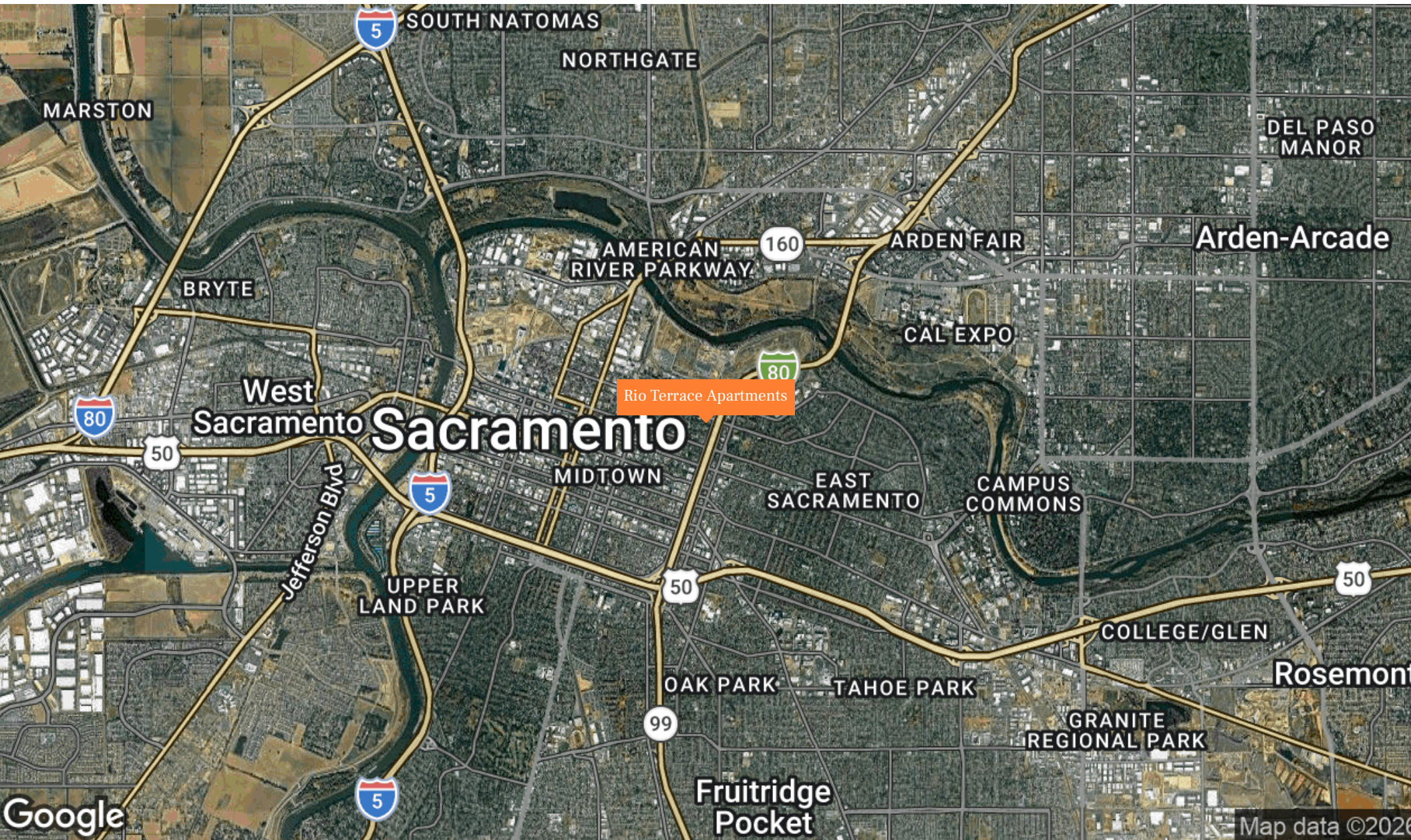
COMMON-AREA AMENITIES

- On-site laundry
- Plenty of off-street parking including garages, covered Parking, gated Spaces, and more
- Short walk to major employers, transportation, and retail



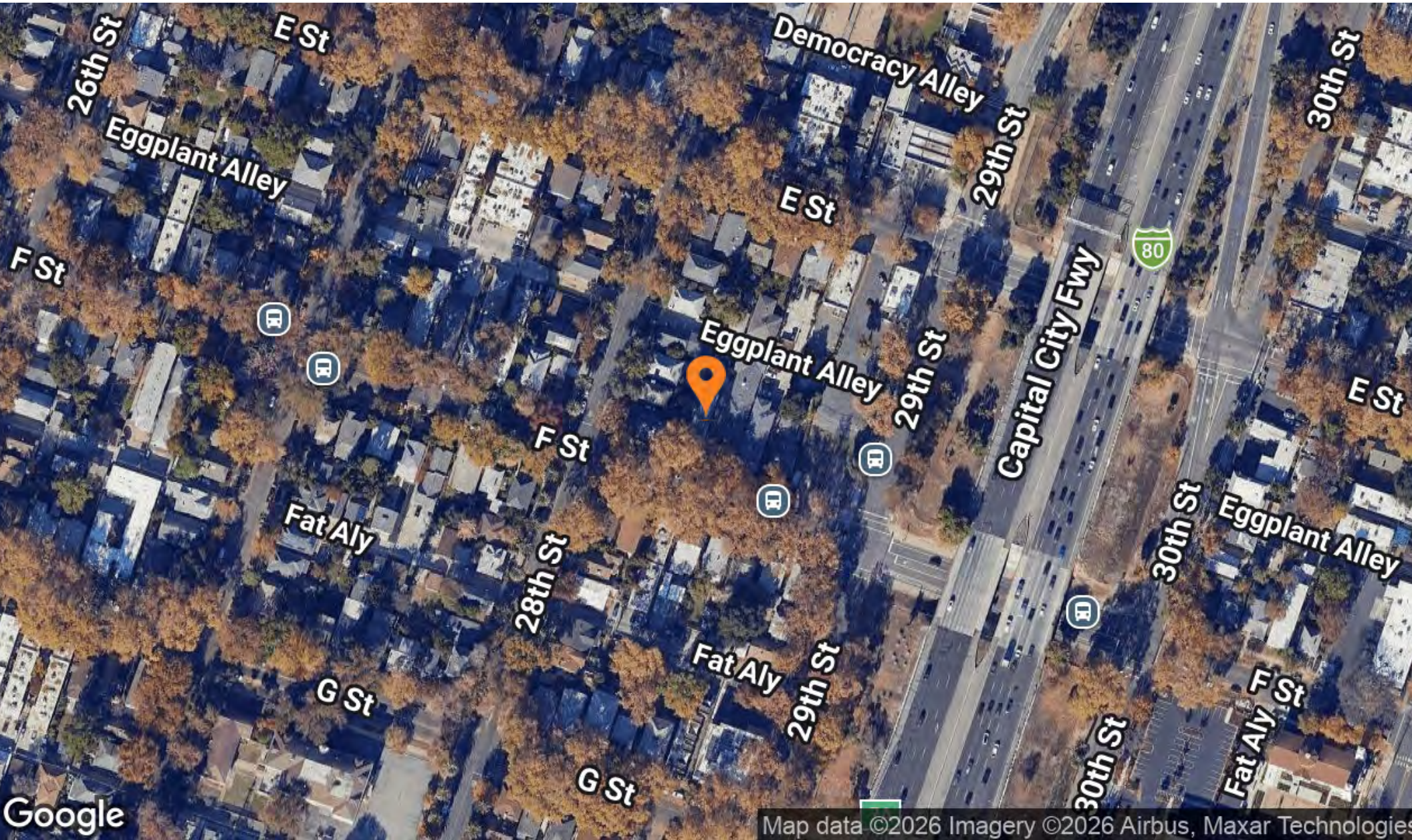
RIO TERRACE APARTMENTS

REGIONAL MAP



RIO TERRACE APARTMENTS

LOCAL MAP



Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies

RIO TERRACE APARTMENTS

INTERIOR PHOTOS



SECTION 2



FINANCIAL ANALYSIS

Financial Details

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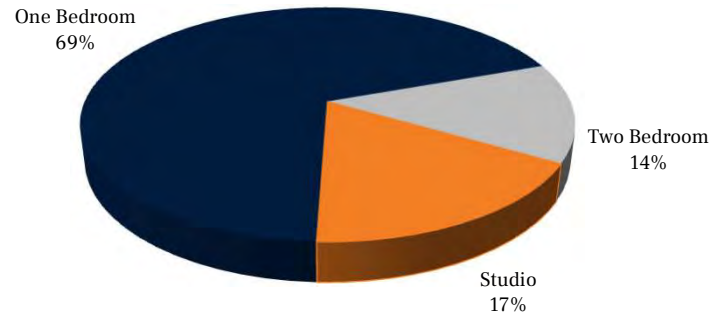


RIO TERRACE APARTMENTS

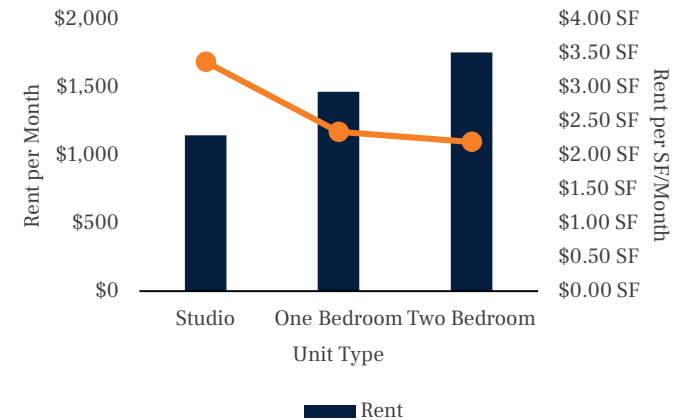
FINANCIAL DETAILS

UNIT TYPE	# OF UNITS	AVG SQ FEET	RENTAL RANGE	SCHEDULED		August 1st Rent Increases	
				AVERAGE RENT	MONTHLY INCOME	AVERAGE RENT	MONTHLY INCOME
0/1.00 Office	1	200	\$1,250 - \$1,250	\$1,250	\$1,250	\$1,250	\$1,250
0/1.00	4	375	\$935 - \$1,350	\$1,111	\$4,445	\$1,124	\$4,495
1/1.00	20	625	\$975 - \$1,695	\$1,435	\$28,705	\$1,468	\$29,360
2/1.00	4	800	\$1,500 - \$1,850	\$1,724	\$6,895	\$1,760	\$7,040
TOTALS/WEIGHTED AVERAGES	29	600		\$1,424	\$41,295	\$1,453	\$42,145
GROSS ANNUALIZED RENTS				\$495,540		\$505,740	

Unit Distribution



Unit Rent



RIO TERRACE APARTMENTS

FINANCIAL DETAILS

SUMMARY

Price	\$5,450,000	
Down Payment	\$2,180,000	40%
Number of Units	29	
Price Per Unit	\$187,931	
Price Per SqFt	\$313.22	
Rentable SqFt	17,400	
Lot Size	0.44 Acres	
Approx. Year Built	1955	

RETURNS

	Current	August 1st	Market
CAP Rate	5.27%	5.45%	6.76%
GRM	11.00	10.78	9.36
Cash-on-Cash	2.51%	2.94%	5.74%
Debt Coverage Ratio	1.23	1.28	1.54

FINANCING

1st Loan

Loan Amount	\$3,270,000
Loan Type	New
Interest Rate	5.90%
Amortization	30 Years
Year Due	2031

Loan information is subject to change

# OF UNITS	UNIT TYPE	SQFT/UNIT	SCHEDULED RENTS	MARKET RENTS
5	Studio	340	\$1,139	\$1,149
20	One Bedroom	625	\$1,435	\$1,468
4	Two Bedroom	800	\$1,724	\$1,760

OPERATING DATA

INCOME

		Current		August 1st
Gross Scheduled Rent		\$495,540		\$505,740
Less: Vacancy/Deductions	5.0%	\$24,777	5.0%	\$25,287
Total Effective Rental Income		\$470,763		\$480,453
Other Income		\$15,048		\$15,048
Effective Gross Income		\$485,811		\$495,501
Less: Expenses	40.8%	\$198,391	40.1%	\$198,730
Net Operating Income		\$287,420		\$296,771
Cash Flow		\$287,420		\$296,771
Debt Service		\$232,747		\$232,747
Net Cash Flow After Debt Service	2.51%	\$54,674	2.94%	\$64,024
Principal Reduction		\$40,911		\$43,391
TOTAL RETURN	4.38%	\$95,585	4.93%	\$107,416

EXPENSES

	Current	Pro Forma
Real Estate Taxes (rate: 1.1454%+\$1086)	\$63,510	\$63,510
Insurance	\$14,200	\$14,200
Utilities	\$58,105	\$58,105
Repairs & Maintenance	\$23,200	\$23,200
Landscaping	\$6,065	\$6,065
Payroll	\$12,000	\$12,000
General & Administrative	\$4,307	\$4,307
Management Fee	\$17,003	\$17,343
TOTAL EXPENSES	\$198,391	\$198,730
Expenses/Unit	\$6,841	\$6,853
Expenses/SF	\$11.40	\$11.42

SECTION 3



SALE COMPARABLES

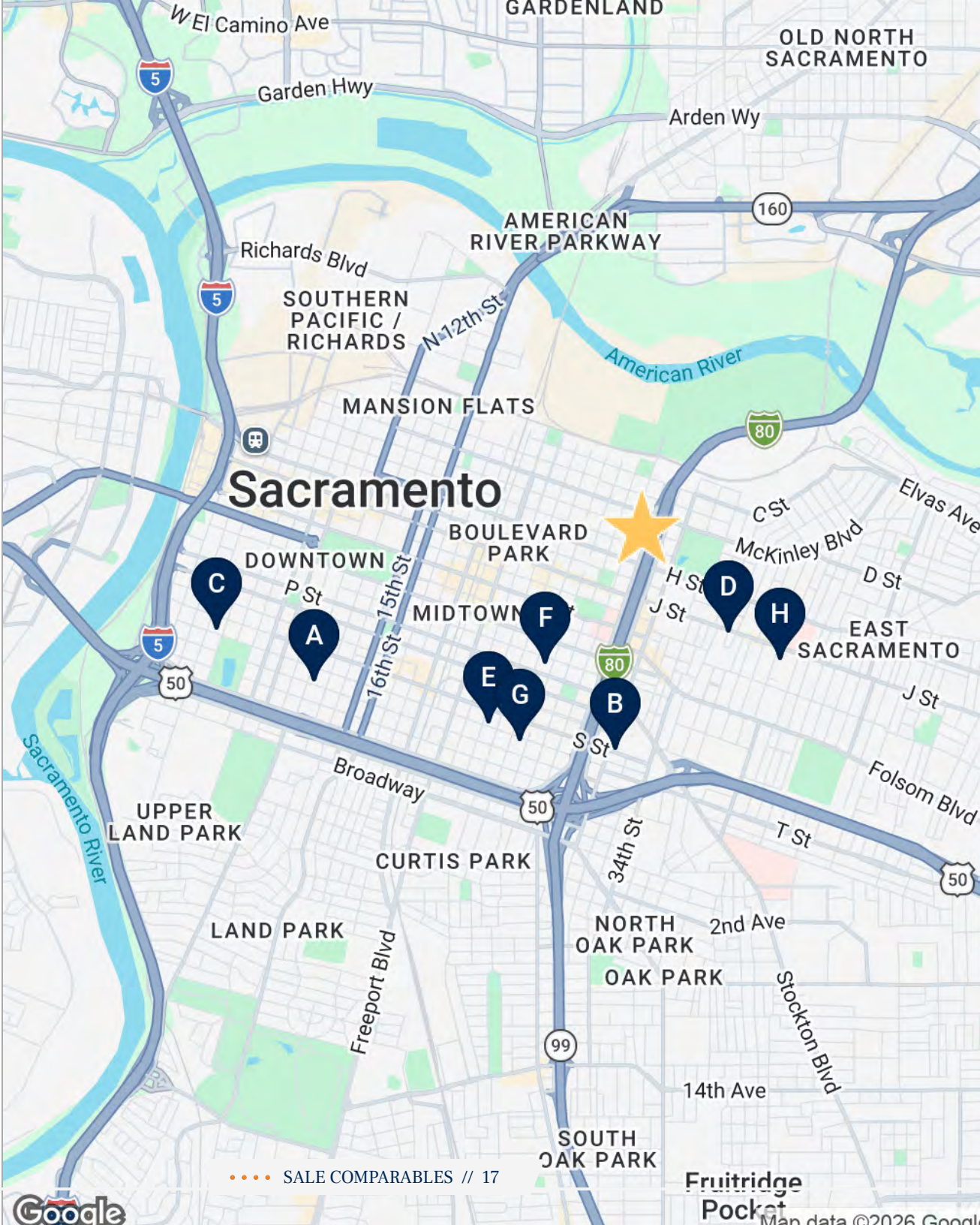
Sale Comps Map
Sale Comps Summary
Sale Comps

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SALE COMPS MAP

- ★ Rio Terrace Apartments
- A 1209 U St
- B LINQ Midtown
- C 519 T Street
- D 3540 J Street
- E 2313 T St
- F 2514 O St
- G 2522 T St
- H 1043 39th St



RIO TERRACE APARTMENTS

SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	PRICE/SF	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
★	Rio Terrace Apartments 2811 F St Sacramento, CA 95816	\$5,550,000	\$318.97	\$191,379	5.27%	29	On Market
	SALE COMPARABLES	PRICE	PRICE/SF	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
A	1209 U St Sacramento, CA 95818	\$1,660,000	\$345.83	\$207,500	4.78%	8	09/05/2025
B	LINQ Midtown 3111 S St Sacramento, CA 95816	\$106,000,000	\$412.57	\$385,454	5.00%	275	12/29/2025
C	519 T Street 519 T St Sacramento, CA 95811	\$4,350,000	\$341.95	\$310,714	4.94%	14	09/17/2025
D	3540 J Street 3540 J St Sacramento, CA 95816	\$1,650,000	\$297.30	\$183,333	3.36%	9	12/10/2025
E	2313 T St Sacramento, CA 95816	\$2,000,000	\$321.75	\$250,000	4.32%	8	03/14/2025
F	2514 O St Sacramento, CA 95816	\$1,750,000	\$303.03	\$159,090	4.78%	11	06/30/2025
G	2522 T St Sacramento, CA 95816	\$3,847,435	\$346.62	\$240,464	5.25%	16	05/22/2026

RIO TERRACE APARTMENTS

SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	PRICE/SF	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	1043 39th St Sacramento, CA 95816	\$1,750,000	\$206.71	\$250,000	4.80%	7	01/08/2026
	AVERAGES	\$15,375,929	\$321.97	\$248,319	4.65%	44	-

RIO TERRACE APARTMENTS

SALE COMPS



A 1209 U St
Sacramento, CA 95818

Sale Price:	\$1,660,000	Price/SF:	\$345.83
Property Type:	Multifamily	Cap Rate:	4.78%
Year Built:	1945	COE:	09/05/2025
Number Of Units:	8	Lot Size:	0.29 Acres
Price/Unit:	\$207,500	Total SF:	4,800 SF



B LINQ Midtown
3111 S St, Sacramento, CA 95816

Sale Price:	\$106,000,000	Price/SF:	\$412.57
Property Type:	Multifamily	Cap Rate:	5.00%
Year Built:	2009	COE:	12/29/2025
Number Of Units:	275	Lot Size:	Acres
Price/Unit:	\$385,454	Total SF:	256,927 SF

RIO TERRACE APARTMENTS

SALE COMPS



C 519 T Street
519 T St, Sacramento, CA 95811

Sale Price:	\$4,350,000	Price/SF:	\$341.95
Property Type:	Multifamily	Cap Rate:	4.94%
Year Built:	2016	COE:	09/17/2025
Number Of Units:	14	Lot Size:	0.3 Acres
Price/Unit:	\$310,714	Total SF:	12,721 SF



D 3540 J Street
3540 J St, Sacramento, CA 95816

Sale Price:	\$1,650,000	Price/SF:	\$297.30
Property Type:	Multifamily	Cap Rate:	3.36%
Year Built:	1940	COE:	12/10/2025
Number Of Units:	9	Lot Size:	0.12 Acres
Price/Unit:	\$183,333	Total SF:	5,550 SF

RIO TERRACE APARTMENTS

SALE COMPS



E 2313 T St
Sacramento, CA 95816

Sale Price:	\$2,000,000	Price/SF:	\$321.75
Property Type:	Multifamily	Cap Rate:	4.32%
Year Built:	1938	COE:	03/14/2025
Number Of Units:	8	Lot Size:	0.29 Acres
Price/Unit:	\$250,000	Total SF:	6,216 SF



F 2514 O St
Sacramento, CA 95816

Sale Price:	\$1,750,000	Price/SF:	\$303.03
Property Type:	Multifamily	Cap Rate:	4.78%
Year Built:	1962	COE:	06/30/2025
Number Of Units:	11	Lot Size:	0.14 Acres
Price/Unit:	\$159,090	Total SF:	5,775 SF

RIO TERRACE APARTMENTS

SALE COMPS



2522 T St
Sacramento, CA 95816

Sale Price:	\$3,847,435	Price/SF:	\$346.62
Property Type:	Multifamily	Cap Rate:	5.25%
Year Built:	1975	COE:	05/22/2026
Number Of Units:	16	Lot Size:	Acres
Price/Unit:	\$240,464	Total SF:	11,100 SF



1043 39th St
Sacramento, CA 95816

Sale Price:	\$1,750,000	Price/SF:	\$206.71
Property Type:	Multifamily	Cap Rate:	4.80%
Year Built:	1970	COE:	01/08/2026
Number Of Units:	7	Lot Size:	Acres
Price/Unit:	\$250,000	Total SF:	8,466 SF

SECTION 4

RENT COMPARABLES

Rent Comps Map
Rent Comps Summary
Rent Comps

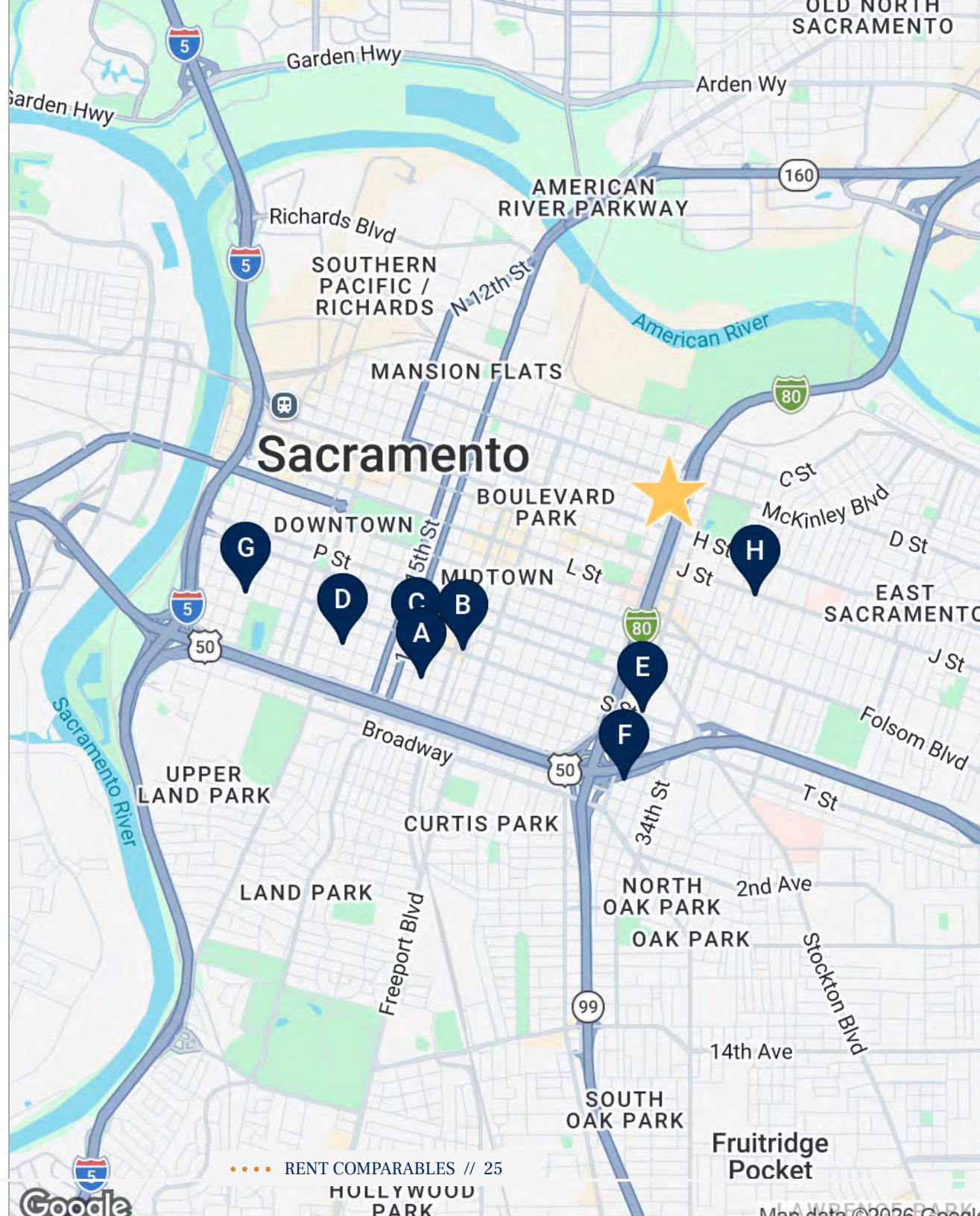
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RENT COMPS MAP

★ Rio Terrace Apartments

- A 1720 U St
- B 1915 S St
- C 1620 Solons Alley
- D 1209 U St
- E LINQ Midtown
- F Delta Bungalows
- G 519 T Street
- H 3540 J Street



RIO TERRACE APARTMENTS

RENT COMPS SUMMARY

	RENT COMPARABLES	RENT/SF	AVG SIZE	AVG RENT/UNIT	# OF UNITS
A	1720 U St Sacramento, CA 95818	\$2.50	800 SF	\$2,000	4
B	1915 S St Sacramento, CA 95811	\$3.27	763 SF	\$2,495	6
C	1620 Solons Alley Sacramento, CA 95811	\$2.45	940 SF	\$2,300	4
D	1209 U St Sacramento, CA 95818	\$2.59	600 SF	\$1,556	8
E	LINQ Midtown 3111 S St Sacramento, CA 95816	\$2.66	918 SF	\$2,440	275
F	Delta Bungalows 3131 W St Sacramento, CA 95817	\$3.98	440 SF	\$1,750	18
G	519 T Street 519 T St Sacramento, CA 95811	-	-	-	14
H	3540 J Street 3540 J St Sacramento, CA 95816	-	-	-	9
	AVERAGES	\$2.91	744 SF	\$2,090	42

RIO TERRACE APARTMENTS

RENT COMPS

A 1720 U St
Sacramento, CA 95818

 4 Units |  Year Built 1920



UNIT TYPE	# UNITS	SIZE SF	RENT	RENT/SF
1 Bed 1 Bath	4	800	\$2,000	\$2.50
TOTAL/AVG	4	800	\$2,000	\$2.50

B 1915 S St
Sacramento, CA 95811

 6 Units |  Year Built 2024



UNIT TYPE	# UNITS	SIZE SF	RENT	RENT/SF
1 Bed 1 Bath	6	763	\$2,495	\$3.27
TOTAL/AVG	6	763	\$2,495	\$3.27

RIO TERRACE APARTMENTS

RENT COMPS

C 1620 Solons Alley
Sacramento, CA 95811

 4 Units |  Year Built 2024



UNIT TYPE	# UNITS	SIZE SF	RENT	RENT/SF
1 Bed 1 Bath	4	940	\$2,300	\$2.45
TOTAL/AVG	4	940	\$2,300	\$2.45

D 1209 U St
Sacramento, CA 95818

 8 Units |  Year Built 1945



UNIT TYPE	# UNITS	SIZE SF	RENT	RENT/SF
1x1	8	600	\$1,556	\$2.59
TOTAL/AVG	8	600	\$1,556	\$2.59

RIO TERRACE APARTMENTS

RENT COMPS

E **LINQ Midtown**
3111 S St, Sacramento, CA 95816

 275 Units |  Year Built 2009



UNIT TYPE	# UNITS	SIZE SF	RENT	RENT/SF
Studio	27	621	\$1,927	\$3.10
1x1	131	804	\$2,240	\$2.79
2x2	110	1,116	\$2,768	\$2.48
2xTHS	7	1,124	\$3,020	\$2.69
TOTAL/AVG	275	918	\$2,440	\$2.66

F **Delta Bungalows**
3131 W St, Sacramento, CA 95817

 18 Units |  Year Built 2025



UNIT TYPE	# UNITS	SIZE SF	RENT	RENT/SF
Studio	18	440	\$1,750	\$3.98
TOTAL/AVG	18	440	\$1,750	\$3.98

RIO TERRACE APARTMENTS

RENT COMPS



519 T Street

519 T St, Sacramento, CA 95811



14 Units



Year Built 2016



3540 J Street

3540 J St, Sacramento, CA 95816

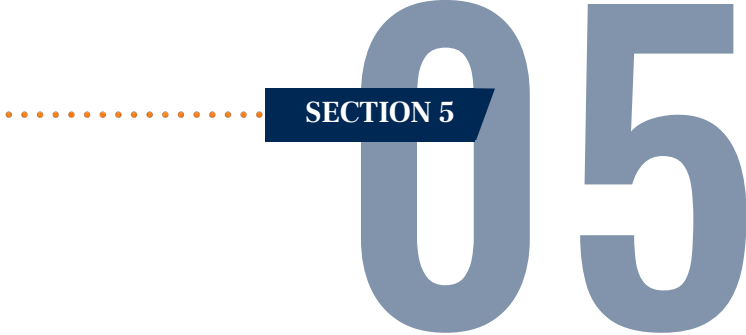


9 Units



Year Built 1940





SECTION 5



MARKET OVERVIEW

Market Overview
Demographics

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RIO TERRACE APARTMENTS

MARKET OVERVIEW

SACRAMENTO

As the capital to the largest U.S. state economy, the Sacramento-Roseville-Arden-Arcade metro is a hub of public and private sector activity. Two major universities foster an educated workforce that draws new companies to the market. New job opportunities, in turn, foster population growth as more households seek residential options in less dense areas. Lying in the middle of the 450-mile-long Central Valley, the metro comprises four counties: Sacramento, El Dorado, Placer and Yolo. More than 2.5 million people call the area home, and unlike the nearby Bay Area, Sacramento is seismically quiet, making it an ideal location for data centers and cloud computing storage. The city of Sacramento is the most populous, at approximately 526,000 residents, followed by Elk Grove and Roseville. The metro is a more typically automobile-centric environment than neighboring San Francisco.

METRO HIGHLIGHTS



LOGISTICS HUB

Proximity to the Bay Area and access to Interstates 5 and 80, as well as U.S. Route 50, make Sacramento a logistics hub. Sacramento International Airport also serves air freight.



RESILIENT EMPLOYMENT BASE

Sacramento's employment total grew at the 12th-fastest pace in the country in 2024 and was the second fast-growing job market on the West Coast. This is partly attributable to lower relative costs attracting businesses and in-migration from workers.



EXPANDING RESIDENTIAL NEEDS

Placer County, abutting Lake Tahoe, is one of the fastest-growing areas in the state, contributing to robust long-term local housing demand.

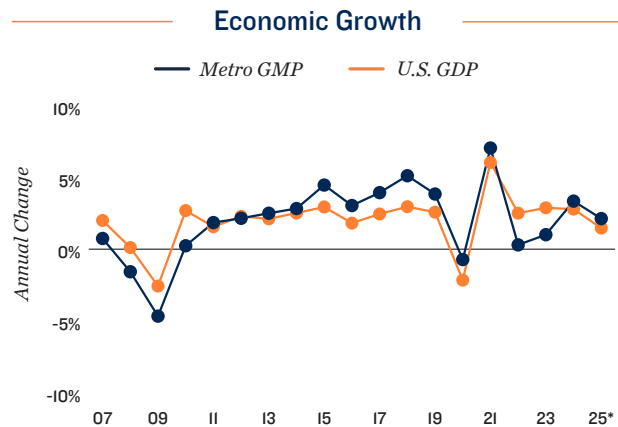


RIO TERRACE APARTMENTS

MARKET OVERVIEW

ECONOMY

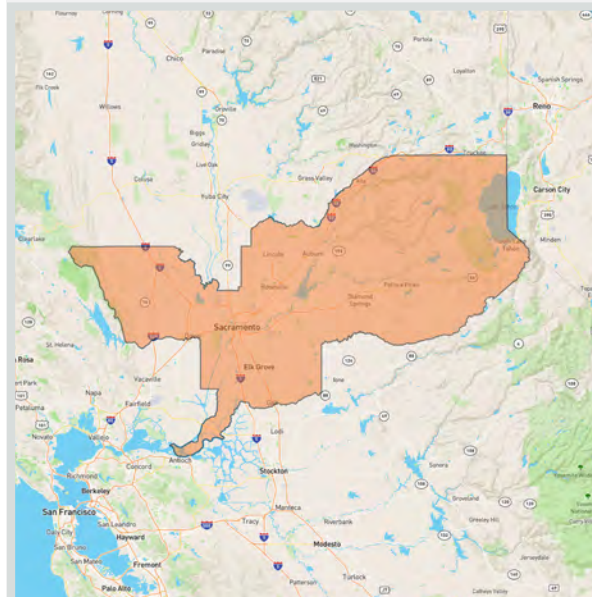
- Sacramento is home to the California State Capitol, making the government sector important to the region's economy, even with its recent diversification.
- University of California, Davis and California State University, Sacramento, along with associated medical systems, prop up a large education and health services ecosystem, forming a broad base for employment, along with many area hospitals.
- As the most populous metro in California's fertile Central Valley, Sacramento is the hub for the United State's largest agriculture market by dollar-value of output sold.



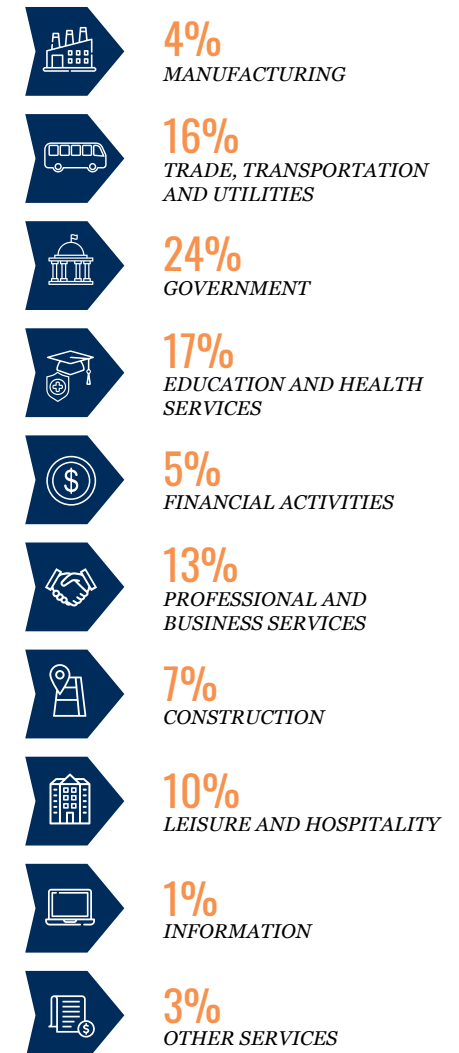
* Forecast

MAJOR AREA EMPLOYERS

- California State University, Sacramento
- Sutter Health
- Kaiser Permanente
- Verizon
- UPS
- Dignity Health
- University of California, Davis
- Blue Shield of California
- Wells Fargo



SHARE OF 2025 TOTAL EMPLOYMENT



Note: Figures are rounded to nearest whole percentage point

RIO TERRACE APARTMENTS

MARKET OVERVIEW

DEMOGRAPHICS

- The metro is expected to add nearly 66,000 people over the next five years, resulting in the formation of roughly 25,000 new households.
- A median home price below other major California markets has produced a homeownership rate of about 61 percent.
- Among residents ages 25 and older, 36 percent hold bachelor's degrees and 13 percent also have a graduate or professional degree.

QUALITY OF LIFE

Residents and visitors can enjoy many recreational activities. Sacramento is home to professional sports teams, headlined by the Kings (NBA). Within a short drive away are some of the world's finest wine-producing regions: the Napa, Sonoma and Alexander valleys. Sacramento is also just a short distance from Lake Tahoe and its popular ski resorts. The area offers various cultural opportunities, including the ballet, opera, museums, a zoo and music festivals. In addition to four community colleges, there are two universities in the region: California State University, Sacramento and University of California, Davis. Students new to the area can visit Old Sacramento, which is a 28-acre historical landmark that pays homage to California circa the 1849 Gold Rush.

SPORTS

Basketball | **NBA** | Sacramento Kings
Baseball | **MiLB** | Sacramento River Cats
Soccer | **USL** | Sacramento Republic FC



EDUCATION

- University of California, Davis
- California State University, Sacramento
- California Northstate University
- Sacramento City College



ARTS & ENTERTAINMENT

- Sacramento Zoo
- Sacramento Philharmonic Orchestra
- Crocker Art Museum
- Sacramento Memorial Auditorium



QUICK FACTS



POPULATION

2.4M

Growth 2025-2029*
2.7%



HOUSEHOLDS

903K

Growth 2025-2029*
2.8%



MEDIAN AGE

39

U.S. Median:
39



MEDIAN HOUSEHOLD INCOME

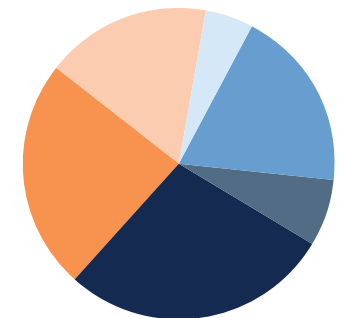
\$99,000

U.S. Median:
\$76,000

** Forecast*

2025 Population by Age

5%	0-4 years
19%	5-19 years
7%	20-24 years
28%	25-44 years
24%	45-64 years
17%	65+ years



** Forecast*

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

RIO TERRACE APARTMENTS

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	21,506	159,285	428,256
2025 Estimate			
Total Population	20,965	156,060	420,555
2020 Census			
Total Population	20,551	153,009	419,179
2010 Census			
Total Population	17,847	130,898	370,743
Daytime Population			
2025 Estimate	46,016	329,486	591,613
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Households	12,232	70,673	173,255
2025 Estimate			
Total Households	11,978	68,865	169,769
Average (Mean) Household Size	1.7	2.1	2.5
2020 Census			
Total Households	11,494	65,424	163,161
2010 Census			
Total Households	10,580	59,024	148,797
Growth 2025-2030	2.1%	2.6%	2.1%
HOUSING UNITS	1 Mile	3 Miles	5 Miles
Occupied Units			
2030 Projection	13,259	76,169	183,309
2025 Estimate	12,979	74,204	179,595
Owner Occupied	3,428	26,099	73,846
Renter Occupied	8,571	42,734	95,875
Vacant	1,001	5,339	9,826
Persons in Units			
2025 Estimate Total Occupied Units	11,978	68,865	169,769
1 Person Units	56.1%	44.0%	35.7%
2 Person Units	30.1%	30.8%	30.2%
3 Person Units	7.6%	11.5%	13.8%
4 Person Units	4.2%	7.6%	10.2%
5 Person Units	1.4%	3.6%	5.8%
6+ Person Units	0.6%	2.4%	4.3%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$200,000 or More	17.9%	14.1%	11.1%
\$150,000-\$199,999	9.5%	9.6%	8.6%
\$100,000-\$149,999	18.4%	17.3%	17.4%
\$75,000-\$99,999	13.8%	12.8%	13.2%
\$50,000-\$74,999	14.4%	13.7%	15.2%
\$35,000-\$49,999	8.1%	8.3%	9.8%
\$25,000-\$34,999	4.5%	5.6%	7.1%
\$15,000-\$24,999	5.1%	6.5%	7.0%
Under \$15,000	8.3%	11.9%	10.8%
Average Household Income	\$130,788	\$107,154	\$99,165
Median Household Income	\$102,949	\$85,119	\$79,045
Per Capita Income	\$72,912	\$50,965	\$41,945
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate Total Population	20,965	156,060	420,555
Under 20	10.9%	18.6%	23.1%
20 to 34 Years	35.5%	28.6%	25.5%
35 to 39 Years	12.0%	9.1%	8.3%
40 to 49 Years	12.9%	12.9%	12.7%
50 to 64 Years	14.8%	16.4%	16.2%
Age 65+	13.9%	14.5%	14.2%
Median Age	40.0	39.0	38.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	17,634	115,464	293,147
Elementary (0-8)	2.3%	4.3%	7.3%
Some High School (9-11)	1.9%	5.5%	6.7%
High School Graduate (12)	7.1%	16.0%	19.8%
Some College (13-15)	17.1%	20.3%	22.2%
Associate Degree Only	6.9%	7.3%	8.2%
Bachelor's Degree Only	36.8%	27.0%	21.7%
Graduate Degree	27.9%	19.6%	14.1%
Population by Gender			
2025 Estimate Total Population	20,965	156,060	420,555
Male Population	49.6%	49.9%	49.4%
Female Population	50.4%	50.1%	50.6%

RIO TERRACE APARTMENTS

DEMOGRAPHICS



POPULATION

In 2025, the population in your selected geography is 420,555. The population has changed by 13.44 percent since 2010. It is estimated that the population in your area will be 428,256 five years from now, which represents a change of 1.8 percent from the current year. The current population is 49.4 percent male and 50.6 percent female. The median age of the population in your area is 36.0, compared with the U.S. average, which is 40.0. The population density in your area is 5,348 people per square mile.



HOUSEHOLDS

There are currently 169,769 households in your selected geography. The number of households has changed by 14.09 percent since 2010. It is estimated that the number of households in your area will be 173,255 five years from now, which represents a change of 2.1 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 \$79,045, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 94.54 percent since 2010. It is estimated that the median household income in your area will be \$92,930 five years from now, which represents a change of 17.6 percent from the current year.

The current year per capita income in your area is \$41,945, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$99,165, compared with the U.S. average, which is \$103,571.



EMPLOYMENT

In 2025, 207,460 people in your selected area were employed. The 2010 Census revealed that 64.4 of employees are in white-collar occupations in this geography, and 15.2 are in blue-collar occupations. In 2025, unemployment in this area was 6.0 percent. In 2010, the average time traveled to work was 23.00 minutes.



HOUSING

The median housing value in your area was \$479,982 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 64,379.00 owner-occupied housing units and 84,418.00 renter-occupied housing units in your area.



EDUCATION

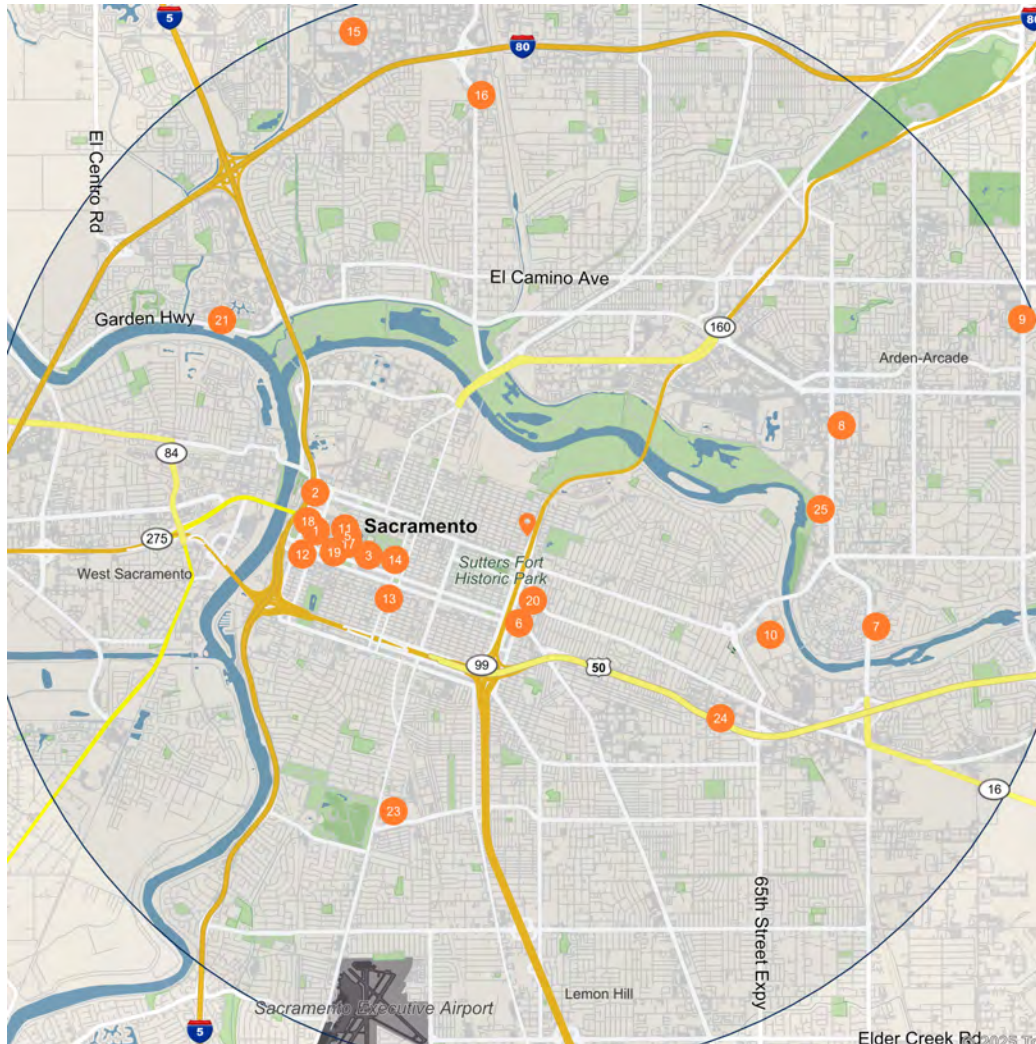
The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 34.1 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 8.2 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 15.7 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 2.8 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 26.3 percent in the selected area compared with the 19.6 percent in the U.S.

RIO TERRACE APARTMENTS

DEMOGRAPHICS



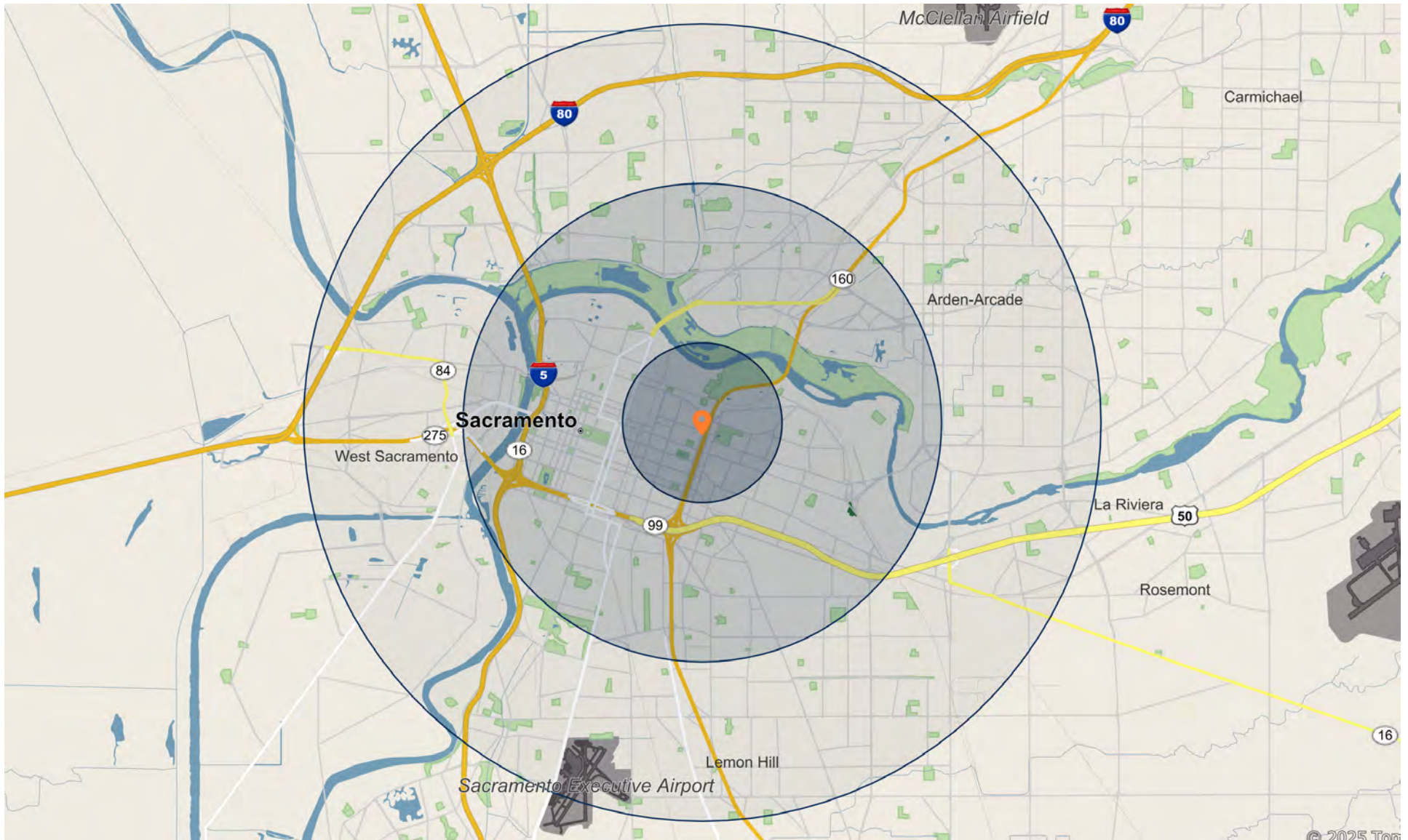
Major Employers

Employees

1	California Govrnmt Opr Agncy-Department Tax and Fee ADM	5,000
2	Atrium Finance I LP-Holiday Inn	4,411
3	California Department Trnsp-Caltrans	3,000
4	Califnia State Bd Equalization-	3,000
5	California Dept Employment Dev-	3,000
6	McClatchy Newspapers Inc-Sacramento Bee	2,500
7	Northwest Stffing Rsources Inc-Resource Staffing Group	2,470
8	Apexcare Inc-	1,990
9	Interim Healthcare Inc-Interim Services	1,955
10	University Enterprises Inc-Sacramento State Sponsored RES	1,856
11	California Dept Rehabilitation-	1,800
12	Califnia Pub Emplpyees Rtrmt-Califnia Gvrnment Optons Agc	1,600
13	Califnia Dept Crrctons Rhlbt-Scaap	1,500
14	California Department Educatn-California School For The Deaf	1,500
15	Vestis Services LLC-	1,310
16	Unilab Corporation-	1,246
17	Califnia Dept Prks Recreation-	1,000
18	Controller California State-	1,000
19	California Dept Wtr Resources-	1,000
20	Unilab Corporation-Physicians Clinical Lab	934
21	Sutter Health-Sutter Health Sacsierra Region	900
22	Juvenile Justice Division Cal-Office Prevention Victim Svcs	897
23	Los Rios Community College Dst-Sacramento City College	850
24	Sacramento Municpl Utility Dst-Supply Change Services	803
25	Los Rios Community College Dst-Operatons Div Scrmnto Cy Clleg	756

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DEMOGRAPHICS



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