



**5 Or More Units
GRM Report with Proforma Cap Rate
03/20/2025**

Address	City	Listing Price	Sold Price	Gross Inc	DOM	GRM-Active	GRM-Sold	Active PRO CAP	Sold PRO CAP
9269 Hay St	Plymouth	\$950000	\$0	\$77580	49	12.25	NA	5.72	NA
323 Kipps Ln	El Dorado Hills	\$1825000	\$0	\$147024	3	12.41	NA	5.64	NA
2675 Stone Ln	Placerville	\$1825000	\$0	\$165000	27	11.06	NA	6.33	NA
3158 Big Cut Rd	Placerville	\$1800000	\$0	\$167724	8	10.73	NA	6.52	NA
137 W 19th St	Merced	\$1849000	\$0	\$169344	230	10.92	NA	6.41	NA
427-429 W 23rd St	Merced	\$1150000	\$0	\$99000	69	11.62	NA	6.03	NA
800 State Highway 1174	Colfax	\$950000	\$0	\$106200	211	8.95	NA	7.83	NA
704 20th St	Sacramento	\$1199000	\$0	\$127200	286	9.43	NA	7.43	NA
521 21st St	Sacramento	\$1049000	\$0	\$93420	10	11.23	NA	6.23	NA
600 Las Palmas Ave	Sacramento	\$1498000	\$0	\$124320	172	12.05	NA	5.81	NA
810-820 Lampasas	Sacramento	\$1599000	\$0	\$140112	105	11.41	NA	6.13	NA
2382 Boxwood St	Sacramento	\$1300000	\$0	\$112800	58	11.52	NA	6.07	NA
715 Dixieanne Ave	Sacramento	\$679000	\$0	\$94500	18	7.19	NA	9.74	NA
2612 Connie Dr	Sacramento	\$1095000	\$0	\$124800	1	8.77	NA	7.98	NA
3021 O St	Sacramento	\$2400000	\$0	\$258240	92	9.29	NA	7.53	NA
1214 27th Street	Sacramento	\$1290000	\$0	\$93300	69	13.83	NA	5.06	NA
1416 22nd St	Sacramento	\$1050000	\$0	\$117000	56	8.97	NA	7.8	NA
2110 H St	Sacramento	\$2300000	\$0	\$192780	3	11.93	NA	5.87	NA

Address	City	Listing Price	Sold Price	Gross Inc	DOM	GRM-Active	GRM-Sold	Active PRO CAP	Sold PRO CAP
3130-3132 3rd Ave	Sacramento	\$2400000	\$0	\$220800	45	10.87	NA	6.44	NA
1721 U St	Sacramento	\$1395000	\$0	\$131160	57	10.64	NA	6.58	NA
2017 10th St	Sacramento	\$2500000	\$0	\$90000	35	27.78	NA	2.52	NA
1722 V St	Sacramento	\$1650000	\$0	\$133068	7	12.4	NA	5.65	NA
4241 Sweetwater Ave	Sacramento	\$859000	\$0	\$85140	169	10.09	NA	6.94	NA
3525 Norris Ave	Sacramento	\$1375000	\$0	\$120000	164	11.46	NA	6.11	NA
1129-1139 Azusa St	Sacramento	\$1300000	\$0	\$121896	17	10.66	NA	6.56	NA
1204 South Ave	Sacramento	\$949000	\$0	\$113400	186	8.37	NA	8.36	NA
427 E Locust	Lodi	\$990000	\$0	\$81180	233	12.2	NA	5.74	NA
315 E Elm St	Lodi	\$895000	\$0	\$88000	100	10.17	NA	6.88	NA
2450 S B St	Stockton	\$1975000	\$0	\$105000	29	18.81	NA	3.72	NA
4452 Cotton Ct	Stockton	\$2190000	\$0	\$221472	6	9.89	NA	7.08	NA
2523 5th St	Ceres	\$1860000	\$0	\$130740	182	14.23	NA	4.92	NA
721 Erickson Ave	Modesto	\$645000	\$0	\$52440	350	12.3	NA	5.69	NA
430 S washington St	Modesto	\$350000	\$0	\$233856	2	1.5	NA	46.77	NA
11415 Mono Dr	Modesto	\$250000	\$0	\$197280	2	1.27	NA	55.24	NA
1525 Morgan Rd	Modesto	\$1075000	\$0	\$102000	94	10.54	NA	6.64	NA
471 Birdwell St	Oakdale	\$2000000	\$0	\$257400	127	7.77	NA	9.01	NA
536 2nd St	Yuba City	\$1250000	\$0	\$119586	58	10.45	NA	6.7	NA
768 Chestnut St	Yuba City	\$750000	\$0	\$105000	56	7.14	NA	9.8	NA
536 Forbes Ave	Yuba City	\$1100000	\$0	\$119586	52	9.2	NA	7.61	NA
668 Clark Ave	Yuba City	\$1050000	\$0	\$115500	49	9.09	NA	7.7	NA
1762 Linda	Linda	\$1100000	\$0	\$103308	122	10.65	NA	6.57	NA
317 5th St	Marysville	\$1475000	\$0	\$143520	154	10.28	NA	6.81	NA
5702 Lindhurst Ave	Marysville	\$720000	\$0	\$68280	100	10.54	NA	6.64	NA
401-413 12th St	Marysville	\$1450000	\$0	\$123240	47	11.77	NA	5.95	NA
5799 Arboga Rd	Olivehurst	\$1360000	\$0	\$119760	307	11.36	NA	6.16	NA

Gary D. Peck (916) 343 -1645 CA 01934707, LPT Realty, Inc, CA DRE #02248983

The Proforma Cap Rate – This is an expansion of the GRM report. It should be noted that we are using a standard 30% for operating expenses. This report is a quick estimate for comparison basis only. A more detailed analysis with actual operating expenses would be required to calculate the actual Cap Rate. The following report is provided for a preliminary comparison basis only. Broker and agent are making no representations or claims about how a specific property will perform financially after close of escrow. Each report provided is a first step in the due diligence process that each buyer should complete prior to buying an investment property. There are many factors that go into how a property will perform. Buyer understands that most of these factors are beyond our control. © **2023 Benning Enterprises**