



Duplex
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
10397 Amador St	Jackson	\$530000	\$0	\$39600	104	13.38	NA	5.23	NA
7-9 French Bar Rd	Jackson	\$624995	\$0	\$46200	59	13.53	NA	5.17	NA
3201 Ridge Ct	Placerville	\$430000	\$0	\$19200	26	22.4	NA	3.13	NA
6023 Pony Express Trl	Pollock Pines	\$439950	\$0	\$37080	168	11.86	NA	5.9	NA
149-151 N Santa Rita St	Los Banos	\$475000	\$0	\$30000	10	15.83	NA	4.42	NA
1020 W 20th St	Merced	\$385000	\$0	\$20340	37	18.93	NA	3.7	NA
259 E 9th St	Merced	\$549000	\$0	\$23040	62	23.83	NA	2.94	NA
3208 Nashville Ct	Merced	\$549900	\$0	\$40740	19	13.5	NA	5.19	NA
193 E Hillcrest Dr	Auburn	\$590000	\$0	\$27936	97	21.12	NA	3.31	NA
187-189 E Hillcrest Dr	Auburn	\$675000	\$0	\$49200	99	13.72	NA	5.1	NA
6230 Westwood Dr	Rocklin	\$659800	\$0	\$42540	38	15.51	NA	4.51	NA
1820 Cirby Way	Roseville	\$575000	\$0	\$42180	1	13.63	NA	5.13	NA
406 Main St	Roseville	\$799000	\$0	\$84000	85	9.51	NA	7.36	NA
523 B St	Roseville	\$709000	\$0	\$45120	13	15.71	NA	4.45	NA
131 Earl Ave	Roseville	\$775000	\$0	\$51600	5	15.02	NA	4.66	NA
207 D Roseville St	Roseville	\$690000	\$0	\$48288	1	14.29	NA	4.9	NA
2432-2434 Camino	Carmichael	\$949000	\$0	\$63600	105	14.92	NA	4.69	NA

Address	City	Listing Price	Sold Price	Gross Inc	DOM	GRM-Active	GRM-Sold	Active PRO CAP	Sold PRO CAP
Garden Way									
7505-7507 Saint Philomena Way	Citrus Heights	\$595000	\$0	\$34800	7	17.1	NA	4.09	NA
8711 Bradshaw Rd	Elk Grove	\$1174900	\$0	\$31200	141	37.66	NA	1.86	NA
8900 La Haya Dr	Elk Grove	\$599000	\$0	\$41940	2	14.28	NA	4.9	NA
8133-8135 Monte Park Ave	Fair Oaks	\$950000	\$0	\$69600	83	13.65	NA	5.13	NA
4341 Alsace Ct	Fair Oaks	\$810000	\$0	\$54000	24	15	NA	4.67	NA
5365 Elsinore Way	Fair Oaks	\$709000	\$0	\$53520	13	13.25	NA	5.28	NA
29 Dean Way	Folsom	\$830000	\$0	\$54156	8	15.33	NA	4.57	NA
5960-5962 Gilman Way	North Highlands	\$499000	\$0	\$43632	92	11.44	NA	6.12	NA
4017-4019 Renick Way	North Highlands	\$625000	\$0	\$55992	20	11.16	NA	6.27	NA
7240 Kenneth Ave	Orangevale	\$699000	\$0	\$49200	1	14.21	NA	4.93	NA
10301 Mills Station Rd	Rancho Cordova	\$628000	\$0	\$54000	142	11.63	NA	6.02	NA
417 Eleanor Ave	Sacramento	\$399888	\$0	\$34200	188	11.69	NA	5.99	NA
2571 Erickson St	Sacramento	\$525000	\$0	\$37080	118	14.16	NA	4.94	NA
2343 Erickson St	Sacramento	\$514000	\$0	\$36600	59	14.04	NA	4.98	NA
2615-2617 Beaumont St	Sacramento	\$729900	\$0	\$53700	21	13.59	NA	5.15	NA
2607-2605 Beaumont St	Sacramento	\$729900	\$0	\$53700	21	13.59	NA	5.15	NA
2603-2601 Beaumont St	Sacramento	\$685000	\$0	\$52596	21	13.02	NA	5.37	NA
2378 Cambridge St	Sacramento	\$449000	\$0	\$48684	8	9.22	NA	7.59	NA
912 26th St	Sacramento	\$785000	\$0	\$32400	154	24.23	NA	2.89	NA
2729 P St	Sacramento	\$725000	\$0	\$31080	8	23.33	NA	3	NA
2835-2847 Santa	Sacramento	\$499000	\$0	\$32820	13	15.2	NA	4.6	NA

Address	City	Listing Price	Sold Price	Gross Inc	DOM	GRM-Active	GRM-Sold	Active PRO CAP	Sold PRO CAP
Cruz Way									
4141-4143 12th Ave	Sacramento	\$675000	\$0	\$46200	10	14.61	NA	4.79	NA
710 7th Ave	Sacramento	\$849990	\$0	\$57288	78	14.84	NA	4.72	NA
2421 Binnen Ln	Sacramento	\$795000	\$0	\$55080	59	14.43	NA	4.85	NA
2801 21st St	Sacramento	\$735000	\$0	\$36000	57	20.42	NA	3.43	NA
2112-2114 10th St	Sacramento	\$935000	\$0	\$66000	8	14.17	NA	4.94	NA
2625 27th St	Sacramento	\$788000	\$0	\$48600	1	16.21	NA	4.32	NA
755 San Miguel Way	Sacramento	\$940000	\$0	\$38400	8	24.48	NA	2.86	NA
5401 Hale Ct	Sacramento	\$910000	\$0	\$49848	21	18.26	NA	3.83	NA
5370-5372 Moddison Ave	Sacramento	\$635000	\$0	\$53232	5	11.93	NA	5.87	NA
3409-3411 65th St	Sacramento	\$470000	\$0	\$38496	39	12.21	NA	5.73	NA
2870 26TH Ave	Sacramento	\$389900	\$0	\$49080	12	7.94	NA	8.81	NA
3732 38th St	Sacramento	\$600000	\$0	\$42600	4	14.08	NA	4.97	NA
3739 Watt Ave	Sacramento	\$598000	\$0	\$44400	120	13.47	NA	5.2	NA
3701 Joann Dr	Sacramento	\$674995	\$0	\$34704	15	19.45	NA	3.6	NA
7529 7529 SKELTON WAY	Sacramento	\$524999	\$0	\$39000	133	13.46	NA	5.2	NA
5600 Bradd Way AND 2156 Fruitridge Rd	Sacramento	\$440000	\$0	\$21600	69	20.37	NA	3.44	NA
2101-2103 16th Ave	Sacramento	\$699000	\$0	\$45000	7	15.53	NA	4.51	NA
2051 56th Ave	Sacramento	\$849888	\$0	\$63852	7	13.31	NA	5.26	NA
4631-4641 Attawa Ave	Sacramento	\$599000	\$0	\$37800	7	15.85	NA	4.42	NA
2164 Matson Dr	Sacramento	\$547000	\$0	\$56400	2	9.7	NA	7.22	NA
5125-5127 Thurman Way	Sacramento	\$400000	\$0	\$33600	119	11.9	NA	5.88	NA
2276-2278 Wyda Way	Sacramento	\$475000	\$0	\$36240	58	13.11	NA	5.34	NA
1129 Agatha Way	Sacramento	\$609900	\$0	\$36000	55	16.94	NA	4.13	NA

Address	City	Listing Price	Sold Price	Gross Inc	DOM	GRM-Active	GRM-Sold	Active PRO CAP	Sold PRO CAP
7459 Power Inn Rd	Sacramento	\$521700	\$0	\$47976	13	10.87	NA	6.44	NA
7400 Mooncrest Way	Sacramento	\$665000	\$0	\$40956	20	16.24	NA	4.31	NA
7656 23rd St	Sacramento	\$547000	\$0	\$44640	52	12.25	NA	5.71	NA
1744-1748 South Ave	Sacramento	\$599900	\$0	\$44664	22	13.43	NA	5.21	NA
2109-2111 Grand Ave	Sacramento	\$360000	\$0	\$33600	16	10.71	NA	6.53	NA
5032 Palm Ave	Sacramento	\$659000	\$0	\$49548	60	13.3	NA	5.26	NA
1625-1633 Yosemite Ave	Escalon	\$450000	\$0	\$40344	6	11.15	NA	6.28	NA
615 Alto Way	Lodi	\$710000	\$0	\$25632	164	27.7	NA	2.53	NA
211 Hemlock Ave	Manteca	\$450000	\$0	\$37200	48	12.1	NA	5.79	NA
2535 Oxford Way	Stockton	\$449900	\$0	\$40800	43	11.03	NA	6.35	NA
460 E Wyandotte St	Stockton	\$498000	\$0	\$45600	12	10.92	NA	6.41	NA
121 S Della St	Stockton	\$600000	\$0	\$36000	6	16.67	NA	4.2	NA
5431-5433 Audrey Dr	Stockton	\$450000	\$0	\$34200	146	13.16	NA	5.32	NA
16-22 Edan Ave	Stockton	\$480000	\$0	\$26556	15	18.08	NA	3.87	NA
1645-1643 Moffett Rd	Ceres	\$699900	\$0	\$43560	266	16.07	NA	4.36	NA
1655-1657 Moffett Rd	Ceres	\$699900	\$0	\$47280	266	14.8	NA	4.73	NA
1647-1649 Moffett Rd	Ceres	\$729900	\$0	\$52620	254	13.87	NA	5.05	NA
1016 Roselawn Ave	Modesto	\$455000	\$0	\$41460	53	10.97	NA	6.38	NA
101-103 Maple St	Modesto	\$459900	\$0	\$33240	13	13.84	NA	5.06	NA
817-819 3rd St	Modesto	\$429990	\$0	\$30012	9	14.33	NA	4.89	NA
601-603 Fort Sumpter Dr	Modesto	\$559900	\$0	\$34800	132	16.09	NA	4.35	NA
120 Almond Ave	Modesto	\$539900	\$0	\$35940	69	15.02	NA	4.66	NA
606 Rose Ave	Modesto	\$850000	\$0	\$50880	300	16.71	NA	4.19	NA
3700 Bridgeford Ln	Modesto	\$531000	\$0	\$35124	3	15.12	NA	4.63	NA
335 N 3rd Ave	Oakdale	\$579000	\$0	\$28920	40	20.02	NA	3.5	NA
710 S Soderquist Rd	Turlock	\$569000	\$0	\$39840	15	14.28	NA	4.9	NA

Address	City	Listing Price	Sold Price	Gross Inc	DOM	GRM-Active	GRM-Sold	Active PRO CAP	Sold PRO CAP
1474 Smith Rd	Yuba City	\$659900	\$0	\$52800	339	12.5	NA	5.6	NA
817 Oak St	Marysville	\$420000	\$0	\$41400	61	10.14	NA	6.9	NA
1022 Divver St	Marysville	\$389000	\$0	\$37200	8	10.46	NA	6.69	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**