



Fourplex
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 |
|----------------------------|-------------|----------------------|-------------------|------------------|------------|-------------------|-----------------|-----------------------|---------------------|
| 3075 Miles Way | Placerville | \$775000 | \$0 | \$66000 | 8 | 11.74 | NA | 5.96 | NA |
| 409 Washington Blvd | Roseville | \$1249999 | \$0 | \$79800 | 266 | 15.66 | NA | 4.47 | NA |
| 132 Ash St | Roseville | \$949000 | \$0 | \$70224 | 49 | 13.51 | NA | 5.18 | NA |
| 5220 Primrose | Fair Oaks | \$1600000 | \$0 | \$108192 | 201 | 14.79 | NA | 4.73 | NA |
| 1905-1907 10th St | Sacramento | \$899999 | \$0 | \$78600 | 205 | 11.45 | NA | 6.11 | NA |
| 1700 16th St | Sacramento | \$1100000 | \$0 | \$100296 | 4 | 10.97 | NA | 6.38 | NA |
| 1708 16th St | Sacramento | \$900000 | \$0 | \$96852 | 4 | 9.29 | NA | 7.53 | NA |
| 1508-1510 E St | Sacramento | \$1650000 | \$0 | \$127860 | 192 | 12.9 | NA | 5.42 | NA |
| 1516 D St | Sacramento | \$1099900 | \$0 | \$58800 | 126 | 18.71 | NA | 3.74 | NA |
| 2711 I St | Sacramento | \$1600000 | \$0 | \$93000 | 154 | 17.2 | NA | 4.07 | NA |
| 3405 I St | Sacramento | \$1625000 | \$0 | \$87420 | 47 | 18.59 | NA | 3.77 | NA |
| 3226 W St | Sacramento | \$1019000 | \$0 | \$75972 | 149 | 13.41 | NA | 5.22 | NA |
| 5051 42nd St | Sacramento | \$1250000 | \$0 | \$125232 | 60 | 9.98 | NA | 7.01 | NA |
| 4101-4107 73rd St | Sacramento | \$1150000 | \$0 | \$74040 | 28 | 15.53 | NA | 4.51 | NA |
| 7578 24th St | Sacramento | \$939500 | \$0 | \$56484 | 128 | 16.63 | NA | 4.21 | NA |
| 921 Rivera Dr | Sacramento | \$799000 | \$0 | \$65640 | 21 | 12.17 | NA | 5.75 | NA |
| 5364 Garfield Ave | Sacramento | \$1550000 | \$0 | \$104340 | 128 | 14.86 | NA | 4.71 | NA |
| 5372 Garfield Ave | Sacramento | \$1450000 | \$0 | \$99000 | 128 | 14.65 | NA | 4.78 | NA |
| 5755 Blachly Way | Sacramento | \$850000 | \$0 | \$68016 | 13 | 12.5 | NA | 5.6 | NA |

| Address | City | Listing Price | Sold Price | Gross Inc | DOM | GRM-Active | GRM-Sold | Active PRO CAP | Sold PRO CAP |
|-----------------|----------|---------------|------------|-----------|-----|------------|----------|----------------|--------------|
| 102 N Aurora St | Stockton | \$560000 | \$0 | \$46644 | 224 | 12.01 | NA | 5.83 | NA |
| 519 N Monroe St | Stockton | \$835000 | \$0 | \$72000 | 41 | 11.6 | NA | 6.04 | NA |
| 1886 River Dr | Stockton | \$995000 | \$0 | \$62568 | 55 | 15.9 | NA | 4.4 | 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**