



**Triplex**  
**GRM Report with Proforma Cap Rate**  
**03/20/2025**

<b>Address</b>	<b>City</b>	<b>Listing Price</b>	<b>Sold Price</b>	<b>Gross Inc</b>	<b>DOM</b>	<b>GRM-Active</b>	<b>GRM-Sold</b>	<b>Active PRO CAP</b>	<b>Sold PRO CAP</b>
<b>300 S Pine St</b>	Nevada City	\$825000	\$0	\$66000	140	12.5	NA	5.6	NA
<b>100 Roseville St</b>	Roseville	\$750000	\$0	\$57360	8	13.08	NA	5.35	NA
<b>7820-7822 Old Auburn Rd</b>	Citrus Heights	\$930000	\$0	\$84600	21	10.99	NA	6.37	NA
<b>425 14th St</b>	Sacramento	\$950000	\$0	\$66840	106	14.21	NA	4.93	NA
<b>3135 Academy Way</b>	Sacramento	\$799000	\$0	\$50400	46	15.85	NA	4.42	NA
<b>2673 21st St</b>	Sacramento	\$1100000	\$0	\$51480	313	21.37	NA	3.28	NA
<b>2629 U St</b>	Sacramento	\$725000	\$0	\$54900	31	13.21	NA	5.3	NA
<b>3729-3731 46th Street</b>	Sacramento	\$749000	\$0	\$65700	149	11.4	NA	6.14	NA
<b>4617-4621 14th Ave</b>	Sacramento	\$829000	\$0	\$94800	94	8.74	NA	8	NA
<b>4025 50th St</b>	Sacramento	\$689000	\$0	\$45600	50	15.11	NA	4.63	NA
<b>4941-4943 Mendocino Blvd</b>	Sacramento	\$829000	\$0	\$81000	34	10.23	NA	6.84	NA
<b>575 Ford Rd</b>	Sacramento	\$829000	\$0	\$60468	47	13.71	NA	5.11	NA
<b>1909 Verano St</b>	Sacramento	\$650000	\$0	\$61200	34	10.62	NA	6.59	NA
<b>1799 New Horizons Dr</b>	Manteca	\$950000	\$0	\$49560	56	19.17	NA	3.65	NA
<b>414 W POPLAR St</b>	Stockton	\$415000	\$0	\$34680	6	11.97	NA	5.85	NA
<b>1702 Sunnyside Ave</b>	Stockton	\$495000	\$0	\$42060	274	11.77	NA	5.95	NA

Address	City	Listing Price	Sold Price	Gross Inc	DOM	GRM-Active	GRM-Sold	Active PRO CAP	Sold PRO CAP
1657 Blackoak Dr	Stockton	\$745000	\$0	\$53520	66	13.92	NA	5.03	NA
6905 N El Dorado St	Stockton	\$635000	\$0	\$35340	57	17.97	NA	3.9	NA
4932 Greensboro Way	Stockton	\$590000	\$0	\$51576	19	11.44	NA	6.12	NA
4946 Greensboro Way	Stockton	\$590000	\$0	\$44640	19	13.22	NA	5.3	NA
9556 Kelley Dr	Stockton	\$605000	\$0	\$52164	74	11.6	NA	6.04	NA
9568 Kelley Dr	Stockton	\$610000	\$0	\$52164	74	11.69	NA	5.99	NA
8501 Kelley Dr	Stockton	\$634900	\$0	\$59520	34	10.67	NA	6.56	NA
8829 Kelley Dr	Stockton	\$633999	\$0	\$56100	13	11.3	NA	6.19	NA
1105 Alice St	Modesto	\$599000	\$0	\$48600	132	12.33	NA	5.68	NA
330 Johnson St	Modesto	\$554900	\$0	\$36240	20	15.31	NA	4.57	NA
819 Oak St	Marysville	\$440000	\$0	\$46200	64	9.52	NA	7.35	NA

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**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**