



Fourplex
GRM Report with Proforma Cap Rate
03/27/2025

Address	City	Listing Price	Sold Price	Gross Inc	DOM	GRM-Active	GRM-Sold	Active PRO CAP	Sold PRO CAP
14235 State Hwy 49 St	Amador City	\$789000	\$0	\$66600	7	11.85	NA	5.91	NA
3075 Miles Way	Placerville	\$754900	\$0	\$66000	15	11.44	NA	6.12	NA
409 Washington Blvd	Roseville	\$1249999	\$0	\$79800	273	15.66	NA	4.47	NA
132 Ash St	Roseville	\$949000	\$0	\$70224	56	13.51	NA	5.18	NA
1905-1907 10th St	Sacramento	\$899999	\$0	\$78600	212	11.45	NA	6.11	NA
1700 16th St	Sacramento	\$1100000	\$0	\$99972	11	11	NA	6.36	NA
1708 16th St	Sacramento	\$900000	\$0	\$96564	11	9.32	NA	7.51	NA
1508-1510 E St	Sacramento	\$1650000	\$0	\$127860	199	12.9	NA	5.42	NA
1516 D St	Sacramento	\$1099900	\$0	\$58800	133	18.71	NA	3.74	NA
620 14th St	Sacramento	\$1350000	\$0	\$94296	1	14.32	NA	4.89	NA
2711 I St	Sacramento	\$1600000	\$0	\$93000	161	17.2	NA	4.07	NA
3405 I St	Sacramento	\$1625000	\$0	\$87420	54	18.59	NA	3.77	NA
3226 W St	Sacramento	\$1019000	\$0	\$75972	156	13.41	NA	5.22	NA
541 42nd St	Sacramento	\$1750000	\$0	\$139200	43	12.57	NA	5.57	NA
5051 42nd St	Sacramento	\$1250000	\$0	\$125232	67	9.98	NA	7.01	NA
4101-4107 73rd St	Sacramento	\$1150000	\$0	\$74040	35	15.53	NA	4.51	NA
7578 24th St	Sacramento	\$939500	\$0	\$56484	135	16.63	NA	4.21	NA
921 Rivera Dr	Sacramento	\$799000	\$0	\$65640	28	12.17	NA	5.75	NA

Address	City	Listing Price	Sold Price	Gross Inc	DOM	GRM-Active	GRM-Sold	Active PRO CAP	Sold PRO CAP
5364 Garfield Ave	Sacramento	\$1550000	\$0	\$104340	135	14.86	NA	4.71	NA
5372 Garfield Ave	Sacramento	\$1450000	\$0	\$99000	135	14.65	NA	4.78	NA
102 N Aurora St	Stockton	\$560000	\$0	\$46644	231	12.01	NA	5.83	NA
519 N Monroe St	Stockton	\$835000	\$0	\$72000	48	11.6	NA	6.04	NA
1886 River Dr	Stockton	\$995000	\$0	\$62568	62	15.9	NA	4.4	NA
2112 Chrysler Dr	Modesto	\$769900	\$0	\$72180	4	10.67	NA	6.56	NA

Ron Benning (916) 730-3846 CA BRE#01058898, 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**