



Duplex
GRM Report with Proforma Cap Rate
11/12/2025

Address	City	Listing Price	Sold Price	Gross Inc	DOM	GRM-Active	GRM-Sold	Active PRO CAP	Sold PRO CAP
402 Water St	Jackson	\$365000	\$0	\$40800	63	8.95	NA	7.82	NA
2990 Sippy Ln	Placerville	\$675000	\$0	\$50400	12	13.39	NA	5.23	NA
2984 Sippy Ln	Placerville	\$675000	\$0	\$46800	12	14.42	NA	4.85	NA
2960 Back Pack Trl	Pollock Pines	\$450000	\$0	\$31620	43	14.23	NA	4.92	NA
3334 Treehaven Dr	South Lake Tahoe	\$1095000	\$0	\$81600	104	13.42	NA	5.22	NA
1109-1111 Center Ave	Dos Palos	\$329900	\$0	\$19200	22	17.18	NA	4.07	NA
367 Clark St	Grass Valley	\$475000	\$0	\$35640	201	13.33	NA	5.25	NA
325 E Main St	Grass Valley	\$450000	\$0	\$38400	50	11.72	NA	5.97	NA
381 Foresthill Ave	Auburn	\$485000	\$0	\$37920	47	12.79	NA	5.47	NA
9 Rising Sun Rd	Colfax	\$400000	\$0	\$32340	58	12.37	NA	5.66	NA
31180 Knob Cone Rd	Gold Run	\$925000	\$0	\$62616	5	14.77	NA	4.74	NA
4980 Meyers St	Rocklin	\$650000	\$0	\$40800	49	15.93	NA	4.39	NA
210 D St	Roseville	\$985000	\$0	\$63408	7	15.53	NA	4.51	NA
4905-4907 Douvan Ct	Carmichael	\$599000	\$0	\$45276	138	13.23	NA	5.29	NA
2432-2434 Camino Garden Way	Carmichael	\$925000	\$0	\$63120	112	14.65	NA	4.78	NA
2831 Clark Ave	Carmichael	\$550000	\$0	\$39300	69	13.99	NA	5	NA
5151-5153 Janell Way	Carmichael	\$870000	\$0	\$59424	64	14.64	NA	4.78	NA
2905 Garfield Ave	Carmichael	\$595999	\$0	\$49488	31	12.04	NA	5.81	NA
6128 Oakgreen Cir	Carmichael	\$709000	\$0	\$46200	19	15.35	NA	4.56	NA
5421 Manzanita Ave	Carmichael	\$600000	\$0	\$32400	2	18.52	NA	3.78	NA
3535-3545 Sue Pam Dr	Carmichael	\$529900	\$0	\$42312	0	12.52	NA	5.59	NA

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6164-6166 Peoria Dr	Citrus Heights	\$549000	\$0	\$25440	116	21.58	NA	3.24	NA
6071-6073 Peoria Dr	Citrus Heights	\$760000	\$0	\$49632	67	15.31	NA	4.57	NA
8124 Sunrise East Way	Fair Oaks	\$895000	\$0	\$62400	40	14.34	NA	4.88	NA
5425-5427 E Knoll Dr	Fair Oaks	\$605000	\$0	\$38400	15	15.76	NA	4.44	NA
8148-8150 Sunrise East Way	Fair Oaks	\$695000	\$0	\$41160	11	16.89	NA	4.15	NA
98-98 1/2 Dean Way	Folsom	\$650000	\$0	\$44292	75	14.68	NA	4.77	NA
616-618 1st St	Galt	\$749000	\$0	\$54780	54	13.67	NA	5.12	NA
5810-5812 Hazel Ave	Orangevale	\$724999	\$0	\$52800	26	13.73	NA	5.1	NA
5801-5803 Hazel	Orangevale	\$600000	\$0	\$54576	2	10.99	NA	6.37	NA
2201-2203 Zinfandel Dr	Rancho Cordova	\$559500	\$0	\$41496	82	13.48	NA	5.19	NA
2653 Princeton St	Sacramento	\$754600	\$0	\$63600	125	11.86	NA	5.9	NA
1528-1530 Orlando Way	Sacramento	\$399900	\$0	\$37344	25	10.71	NA	6.54	NA
2569-2571 Erickson St	Sacramento	\$515000	\$0	\$38880	26	13.25	NA	5.28	NA
694-698 Eleanor Ave	Sacramento	\$420000	\$0	\$34560	7	12.15	NA	5.76	NA
640-642 37th St	Sacramento	\$795000	\$0	\$37068	179	21.45	NA	3.26	NA
1922 25th St	Sacramento	\$750000	\$0	\$42840	41	17.51	NA	4	NA
2320 F St	Sacramento	\$775000	\$0	\$49860	13	15.54	NA	4.5	NA
2507 G St	Sacramento	\$815000	\$0	\$51600	6	15.79	NA	4.43	NA
2331 F St	Sacramento	\$975000	\$0	\$62700	0	15.55	NA	4.5	NA
3849-3851 3rd Ave	Sacramento	\$725000	\$0	\$42180	99	17.19	NA	4.07	NA
3615 22nd St	Sacramento	\$1200000	\$0	\$50112	156	23.95	NA	2.92	NA
2016 9th St	Sacramento	\$620000	\$0	\$53424	118	11.61	NA	6.03	NA
2230 U St	Sacramento	\$799000	\$0	\$56592	61	14.12	NA	4.96	NA
2107 3rd St	Sacramento	\$779000	\$0	\$65256	19	11.94	NA	5.86	NA
1409-1411 Victorian Aly	Sacramento	\$890000	\$0	\$48000	18	18.54	NA	3.78	NA
1413-1415 Victorian Aly	Sacramento	\$890000	\$0	\$45096	18	19.74	NA	3.55	NA
1014 Uptown Aly	Sacramento	\$789950	\$0	\$36000	7	21.94	NA	3.19	NA
2212 11th St	Sacramento	\$538999	\$0	\$20760	7	25.96	NA	2.7	NA
5408-5412 Folsom Blvd	Sacramento	\$889000	\$0	\$49200	182	18.07	NA	3.87	NA
3824 47th St	Sacramento	\$320000	\$0	\$36576	23	8.75	NA	8	NA
5652-5654 Broadway	Sacramento	\$950000	\$0	\$63600	5	14.94	NA	4.69	NA

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3005 Fairways Ct	Sacramento	\$469900	\$0	\$38400	103	12.24	NA	5.72	NA
2762-2764 Lerwick Rd	Sacramento	\$530000	\$0	\$45600	6	11.62	NA	6.02	NA
7529 Skelton Way	Sacramento	\$519999	\$0	\$45576	35	11.41	NA	6.14	NA
2400 Fernandez Dr	Sacramento	\$579000	\$0	\$37140	11	15.59	NA	4.49	NA
7319-7321 Berna Way	Sacramento	\$495000	\$0	\$36912	97	13.41	NA	5.22	NA
5601 Orange Ave	Sacramento	\$495000	\$0	\$31080	86	15.93	NA	4.4	NA
7316-7318 Arleta Ct	Sacramento	\$495000	\$0	\$34620	92	14.3	NA	4.9	NA
7320-7322 Arleta Ct	Sacramento	\$495000	\$0	\$34020	92	14.55	NA	4.81	NA
7328 Arleta Ct	Sacramento	\$495000	\$0	\$36240	89	13.66	NA	5.12	NA
5101 Gordon Dr	Sacramento	\$429000	\$0	\$33600	15	12.77	NA	5.48	NA
7467 Power Inn Rd	Sacramento	\$545000	\$0	\$44940	148	12.13	NA	5.77	NA
7625 Par Pkwy	Sacramento	\$525000	\$0	\$28320	125	18.54	NA	3.78	NA
7442 Della Cir	Sacramento	\$515000	\$0	\$38400	22	13.41	NA	5.22	NA
2-6 Topam Ct	Sacramento	\$824000	\$0	\$48744	6	16.9	NA	4.14	NA
1852 Grand Ave	Sacramento	\$474900	\$0	\$38400	103	12.37	NA	5.66	NA
2109-2111 Grand Ave	Sacramento	\$499900	\$0	\$41880	0	11.94	NA	5.86	NA
4525 Zachary Way	Sacramento	\$649800	\$0	\$42624	95	15.24	NA	4.59	NA
5158-5160 Karm Way	Sacramento	\$529000	\$0	\$45312	8	11.67	NA	6	NA
3546 Cody Way	Sacramento	\$695000	\$0	\$51120	79	13.6	NA	5.15	NA
3842-3844 Arden Way	Sacramento	\$715000	\$0	\$50052	5	14.29	NA	4.9	NA
215 N Lincoln Ave	Manteca	\$725000	\$0	\$31800	88	22.8	NA	3.07	NA
421 E Rose St	Stockton	\$432725	\$0	\$34260	48	12.63	NA	5.54	NA
1228 N Commerce St	Stockton	\$429999	\$0	\$28800	1	14.93	NA	4.69	NA
815 King Ave	Stockton	\$430000	\$0	\$29568	175	14.54	NA	4.81	NA
150 W Stadium Dr	Stockton	\$400000	\$0	\$32844	2	12.18	NA	5.75	NA
1211 E Main St	Stockton	\$459900	\$0	\$39600	57	11.61	NA	6.03	NA
832-836 S Pilgrim St	Stockton	\$349000	\$0	\$28800	55	12.12	NA	5.78	NA
1554 S San Joaquin St	Stockton	\$315000	\$0	\$23736	62	13.27	NA	5.27	NA
4720 Greensboro Way	Stockton	\$489000	\$0	\$31560	205	15.49	NA	4.52	NA
9214-9216 Darby Ct	Stockton	\$550000	\$0	\$36660	126	15	NA	4.67	NA
2611-2613 Plantation Pl	Stockton	\$569000	\$0	\$42600	40	13.36	NA	5.24	NA
9321 Kirkby Ln	Stockton	\$489000	\$0	\$33600	204	14.55	NA	4.81	NA

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352 Jill Cir	Stockton	\$460000	\$0	\$35160	35	13.08	NA	5.35	NA
1645-1643 Moffett Rd	Ceres	\$699900	\$0	\$46896	133	14.92	NA	4.69	NA
1655-1657 Moffett Rd	Ceres	\$699900	\$0	\$48300	133	14.49	NA	4.83	NA
1647-1649 Moffett Rd	Ceres	\$729000	\$0	\$54540	133	13.37	NA	5.24	NA
1301 Oakwood Dr	Modesto	\$499000	\$0	\$23760	23	21	NA	3.33	NA
1010 Roselawn Ave	Modesto	\$465000	\$0	\$35664	93	13.04	NA	5.37	NA
1900 Kenneth St	Modesto	\$379990	\$0	\$27864	17	13.64	NA	5.13	NA
701 Rachelle Dr	Modesto	\$585000	\$0	\$42684	0	13.71	NA	5.11	NA
114-116 Severin Ave	Modesto	\$550000	\$0	\$42600	33	12.91	NA	5.42	NA
604 Fort Sumpter Dr	Modesto	\$510000	\$0	\$40500	21	12.59	NA	5.56	NA
3130 Sierra St	Riverbank	\$460000	\$0	\$35520	193	12.95	NA	5.41	NA
1508 Upland Dr	Yuba City	\$549900	\$0	\$42000	89	13.09	NA	5.35	NA
1160 Forestwood Dr	Yuba City	\$579000	\$0	\$41196	79	14.05	NA	4.98	NA
1474 Smith Rd	Yuba City	\$659900	\$0	\$52800	576	12.5	NA	5.6	NA
617 C St	Marysville	\$635000	\$0	\$56400	76	11.26	NA	6.22	NA
1020-1022 Divver St	Marysville	\$379000	\$0	\$37200	14	10.19	NA	6.87	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**