



OFFERING MEMORANDUM

DAVIS BUNGALOWS

828 D St, Davis, CA 95616

Marcus & Millichap

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Activity ID #ZAH0030152

Marcus & Millichap

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MARKET OVERVIEW

SECTION 1



EXECUTIVE SUMMARY

Offering Summary
Investment Highlights

Marcus & Millichap





OFFERING SUMMARY

828 D ST



Listing Price
\$2,450,000



Cap Rate
5.51%



of Units
8

FINANCIAL

Listing Price	\$2,450,000
Down Payment	41% / \$1,004,500
NOI	\$135,073
Cap Rate	5.51%
Total Return	4.50%
Price/SF	\$404.96
Price/Unit	\$306,250

OPERATIONAL

Gross SF	6,050 SF
Rentable SF	6,050 SF
# of Units	8
Lot Size	0.28 Acres (12,196 SF)
Occupancy	97%
Year Built	1964
Year Renovated	2023/2024





DAVIS BUNGALOWS

828 D St, Davis, CA 95616

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present 828 D Street Apartments (the "Davis Bungalows"), an 8-unit multifamily community located in the heart of Davis, California. Built in 1964 and comprehensively renovated in 2023-2024, this well-maintained asset offers investors the opportunity to acquire a stabilized, income-producing property in one of Northern California's most supply-constrained rental markets, anchored by the University of California, Davis.

The Davis Bungalows consist of a diverse unit mix, including four 1-bedroom/1-bathroom units averaging 600 square feet, three 2-bedroom/1-bathroom units averaging 850 square feet, and one 3-bedroom/2-bathroom unit spanning 1,100 square feet, totaling 6,050 rentable square feet on a 12,632 square-foot lot. This range of unit types allows the property to serve a broad spectrum of renters — from single UC Davis graduate students and staff to small families — while supporting stable occupancy, currently running at 96.5%, and consistent demand.

Davis and the greater Sacramento region continue to experience strong demand for rental housing near UC Davis, driven by consistent university enrollment, a walkable downtown core, and some of the most restrictive residential development entitlements in Northern California. The property sits less than 1.5 miles from the UC Davis campus and within walking distance of downtown Davis, with Sutter Davis Hospital, the Davis Amtrak/Capitol Corridor station, and five grocery options all within a two-mile radius. 828 D Street is well-positioned to continue serving this essential rental demand while offering a new owner a clear, low-risk path to rent growth through its existing loss-to-lease.

INVESTMENT HIGHLIGHTS

- 8-unit multifamily community built in 1964, comprehensively renovated in 2024, with stabilized operations at 96.5% occupancy.
- Diversified unit mix of 1-, 2-, and 3-bedroom floor plans serving a broad range of renters in Davis's university-anchored rental market.
- Located under 1.5 miles from UC Davis and walking distance to downtown, with a hospital, Amtrak station, and grocers nearby.
- NOI of \$135,073 today, increasing to \$148,728 in Year 1 on achievable, in-place rent growth.

SECTION 2



PROPERTY INFORMATION

Property Details
Amenities
Aerial
Photos

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DAVIS BUNGALOWS

PROPERTY DETAILS

SITE DESCRIPTION

Number of Units	8
Number of Buildings	1
Floors	2
Year Built/Renovated	1964/2024
Rentable SF	6,050 SF
Lot Size	0.28 Acres

CONSTRUCTION

Framing	Wood
Exterior	Stucco
Roof	Asphalt



UNIT AMENITIES

- In-unit washer/dryer
- Full range with stovetop and oven
- Microwave
- Full-size refrigerator/freezer
- Private patio/balcony

COMMON-AREA AMENITIES

- On-site parking
- On-site bicycle parking



SAFEWAY

Sutter Health
Sutter Medical Center

Nugget
MARKETS

Subject Property
828 D St
Davis, CA 95616

TRADER JOE'S

Nugget
MARKETS

TARGET

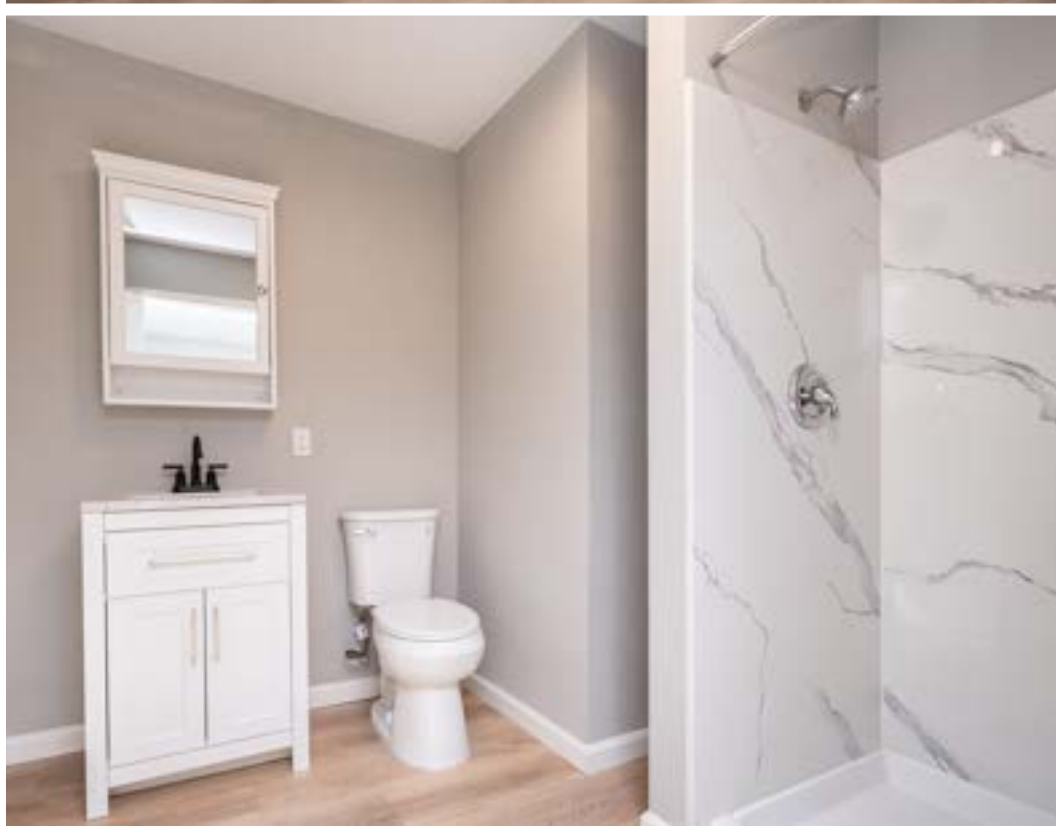
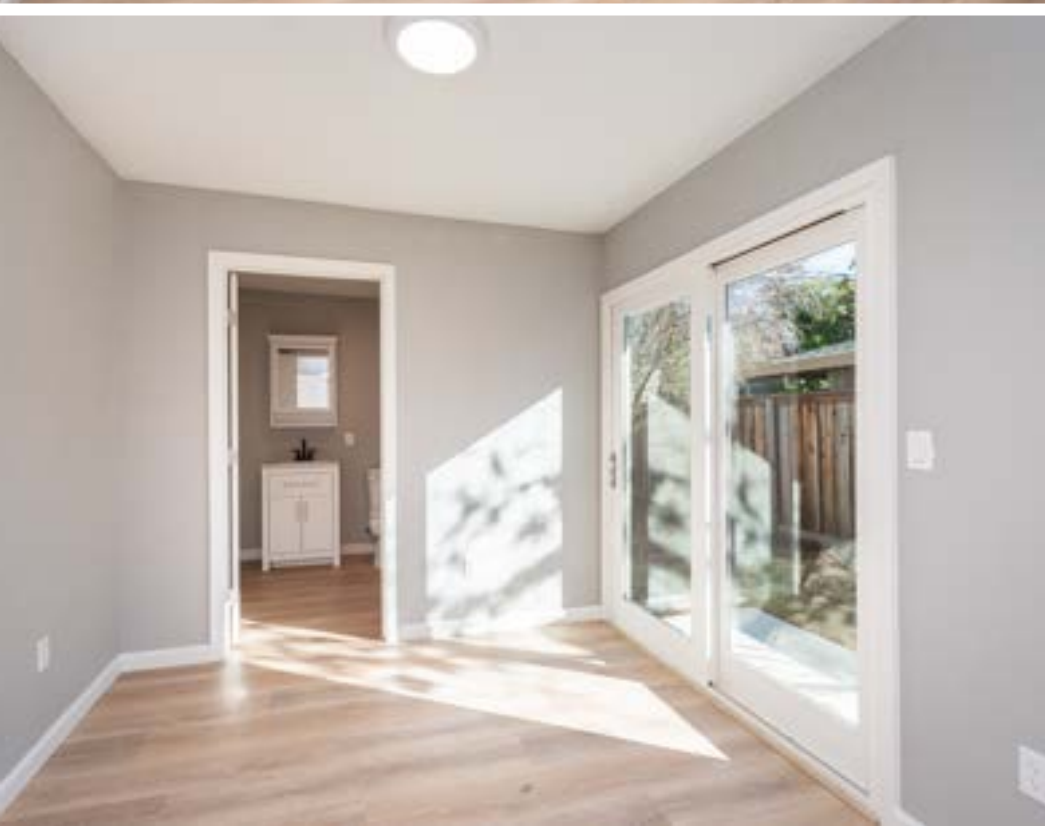
UC DAVIS
UNIVERSITY OF CALIFORNIA

AMTRAK
TEMPLE
COFFEE ROASTERS
paesanos
Mikuni
japanese restaurant & sushi bar
WB
BURGERS AND BREW

SAFEWAY











SECTION 3

03



FINANCIAL ANALYSIS

Financial Details

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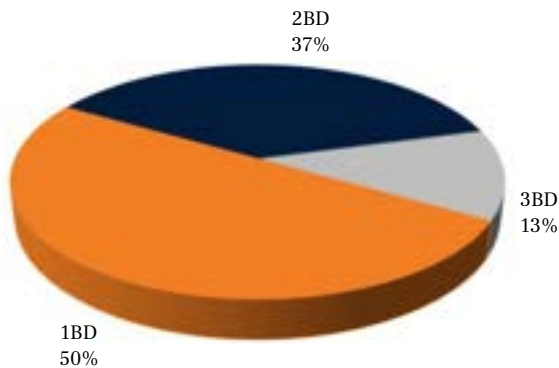
DAVIS BUNGALOWS

FINANCIAL DETAILS

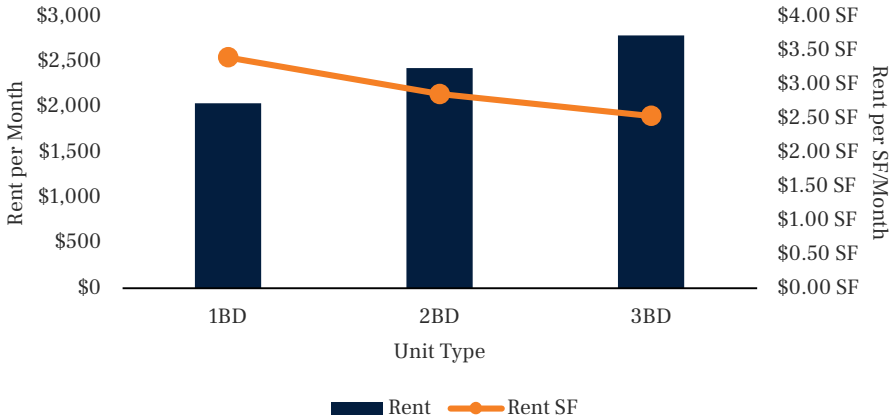
UNIT TYPE	# OF UNITS	AVG SQ FEET	RENTAL RANGE	SCHEDULED			POTENTIAL		
				AVERAGE RENT	AVERAGE RENT / SF	MONTHLY INCOME	AVERAGE RENT	AVERAGE RENT / SF	MONTHLY INCOME
1BD/1BA	4	600	\$1,845 - \$1,975	\$1,943	\$3.24	\$7,770	\$2,043	\$3.40	\$8,170
2BD/1BA	3	850	\$2,200 - \$2,550	\$2,333	\$2.75	\$7,000	\$2,433	\$2.86	\$7,300
3BD/2BA	1	1,100	\$2,795 - \$2,795	\$2,795	\$2.54	\$2,795	\$2,795	\$2.54	\$2,795
TOTALS/WEIGHTED AVER	8	756		\$2,196	\$2.90	\$17,565	\$2,283	\$3.02	\$18,265

GROSS ANNUALIZED RENTS	\$210,780	\$219,180
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Unit Distribution



Unit Rent



UNIT	UNIT TYPE	Square Feet	SCHEDULED Rent / Month	SCHEDULED Rent / SF/ Month	POTENTIAL Rent / Month	POTENTIAL Rent/ SF/ Month
1	1BD/1BA	600	\$1,975	\$3.29	\$2,075	\$3.46
2	1BD/1BA	600	\$1,975	\$3.29	\$2,075	\$3.46
3	3BD/2BA	1,100	\$2,795	\$2.54	\$2,795	\$2.54
4	2BD/1BA	850	\$2,550	\$3.00	\$2,650	\$3.12
5	2BD/1BA	850	\$2,200	\$2.59	\$2,300	\$2.71
6	2BD/1BA	850	\$2,250	\$2.65	\$2,350	\$2.76
7	1BD/1BA	600	\$1,845	\$3.08	\$1,945	\$3.24
8	1BD/1BA	600	\$1,975	\$3.29	\$2,075	\$3.46
		6,050	\$17,565	\$2.90	\$18,265	\$3.02

DAVIS BUNGALOWS

FINANCIAL DETAILS

INCOME	Current		Pro Forma		NOTES	PER UNIT	PER SF
Rental Income							
Gross Potential Rent	219,180		225,755			28,219	37.31
Loss / Gain to Lease	(8,400)	3.8%	0			0	0.00
Gross Scheduled Rent	210,780		225,755			28,219	37.31
Physical Vacancy	(6,323)	3.0%	(6,773)	3.0%	[1]	(847)	(1.12)
TOTAL VACANCY	(\$6,323)	3.0%	(\$6,773)	3.0%		(\$847)	(\$1)
Effective Rental Income	204,457		218,983			27,373	36.20
Utility Bill Back	1,320		1,320		[2]	165	0.22
TOTAL OTHER INCOME	\$1,320		\$1,320			\$165	\$0.22
EFFECTIVE GROSS INCOME	\$205,777		\$220,303			\$27,538	\$36.41
EXPENSES	Current		Pro Forma		NOTES	PER UNIT	PER SF
Real Estate Taxes	26,480		26,480		[3]	3,310	4.38
Direct Taxes & Assessment Fees	5,257		5,257		[3]	657	0.87
Utilities - City Service	9,314		9,314		[2]	1,164	1.54
Utilities - PG&E	364		364		[2]	45	0.06
Cleaning & Maintenance	2,030		2,030		[2]	254	0.34
Repairs & Maintenance	6,000		6,000		[4]	750	0.99
Pest Control	1,235		1,235		[2]	154	0.20
Landscaping	675		675		[2]	84	0.11
Insurance	4,126		4,126		[5]	516	0.68
Advertising	877		877		[2]	110	0.15
Operating Reserves	2,000		2,000		[6]	250	0.33
Management Fee	12,347	6.0%	13,218	6.0%	[7]	1,652	2.18
TOTAL EXPENSES	\$70,704		\$71,575			\$8,947	\$11.83
EXPENSES AS % OF EGI	34.4%		32.5%				
NET OPERATING INCOME	\$135,073		\$148,728			\$18,591	\$24.58

NOTES TO OPERATING STATEMENT

- [1] Historical Vacancy Factor of 3% For City of Davis
- [2] Actuals From Seller's 2025 Profit and Loss Statement
- [3] Adjusted Property Taxes of 1.0808% For New Buyer Plus Direct Taxes & Assessment Fees
- [4] Standardized Repairs & Maintenance Of \$750 Per Unit For Property Vintage and Size
- [5] Current CIG Insurance Policy
- [6] Standardized Operating Reserve of \$250 Per Unit For Property Size
- [7] Standardized Management Fee of 6%

DAVIS BUNGALOWS

FINANCIAL DETAILS

SUMMARY		
Price	\$2,450,000	
Down Payment	\$1,004,500	41%
Number of Units	8	
Price Per Unit	\$306,250	
Price Per SqFt	\$404.96	
Rentable SqFt	6,050	
Lot Size	0.28 Acres	
Approx. Year Built	2023/2024	

RETURNS	Current	Pro Forma	Rebo
CAP Rate	5.51%	6.07%	
GRM	11.62	10.85	
Cash-on-Cash	2.81%	4.17%	
Debt Coverage Ratio	1.26	1.39	

FINANCING	1st Loan
Loan Amount	\$1,445,500
Loan Type	New
Interest Rate	6.25%
Amortization	30 Years
Year Due	2031

**Estimated Loan Quote From In-House M&M Capital Corporation Group*

# OF UNITS	UNIT TYPE	SQFT/UNIT	SCHED RENTS	MARKET RENTS
4	1BD	600	\$1,943	\$2,043
3	2BD	850	\$2,333	\$2,433
1	3BD	1,100	\$2,795	\$2,795

OPERATING DATA

INCOME		Current	Pro Forma
Gross Scheduled Rent		\$210,780	\$225,755
Less: Vacancy/Deductions	3.0%	\$6,323	\$6,773
Total Effective Rental Income		\$204,457	\$218,983
Other Income		\$1,320	\$1,320
Effective Gross Income		\$205,777	\$220,303
Less: Expenses	34.4%	\$70,704	\$71,575
Net Operating Income		\$135,073	\$148,728
Cash Flow		\$135,073	\$148,728
Debt Service		\$106,802	\$106,802
Net Cash Flow After Debt Service	2.81%	\$28,271	\$41,925
Principal Reduction		\$16,938	\$18,028
TOTAL RETURN	4.50%	\$45,209	\$59,953

EXPENSES	Current	Pro Forma
Real Estate Taxes	\$26,480	\$26,480
Direct Taxes & Assessment Fees	\$5,257	\$5,257
Utilities - City Service	\$9,314	\$9,314
Utilities - PG&E	\$364	\$364
Cleaning & Maintenance	\$2,030	\$2,030
Repairs & Maintenance	\$6,000	\$6,000
Pest Control	\$1,235	\$1,235
Landscaping	\$675	\$675
Insurance	\$4,126	\$4,126
Advertising	\$877	\$877
Operating Reserves	\$2,000	\$2,000
Management Fee	\$12,347	\$13,218
TOTAL EXPENSES	\$70,704	\$71,575
Expenses/Unit	\$8,838	\$8,947
Expenses/SF	\$11.69	\$11.83

SECTION 4

SALE COMPARABLES

Sale Comps Map
Sale Comps Summary
Cap Rate Chart
Price per Unit Chart
Sale Comps

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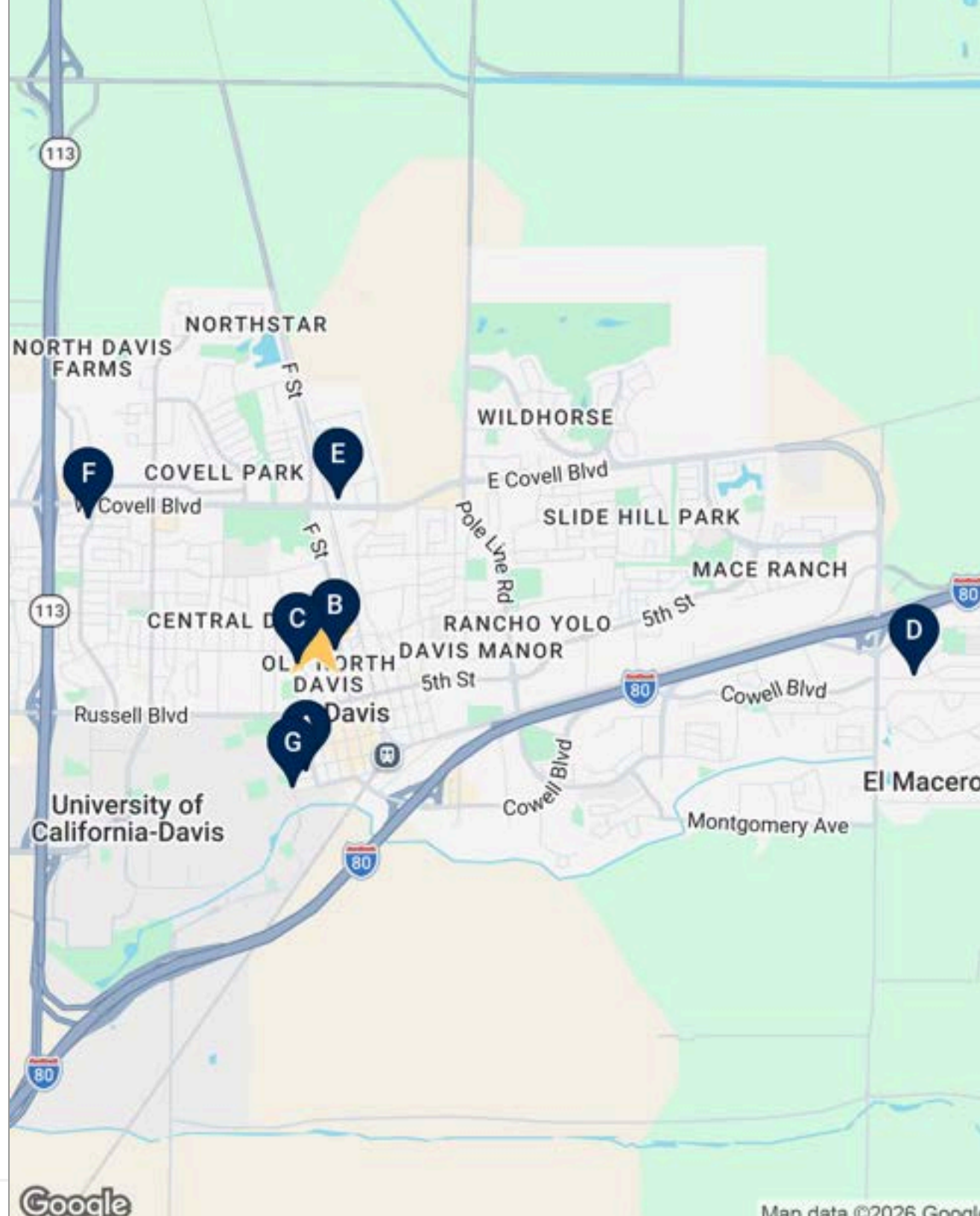


DAVIS BUNGALOWS

SALE COMPS MAP

SALE COMPS MAP

- ★ Davis Bungalows
- A 240 2nd St
- B Stratford Place Apartments
- C Orange Tree Apartments
- D 4851 Cowell Blvd
- E MarCo at the Cannery
- F Drake Apartments
- G 203 1st St



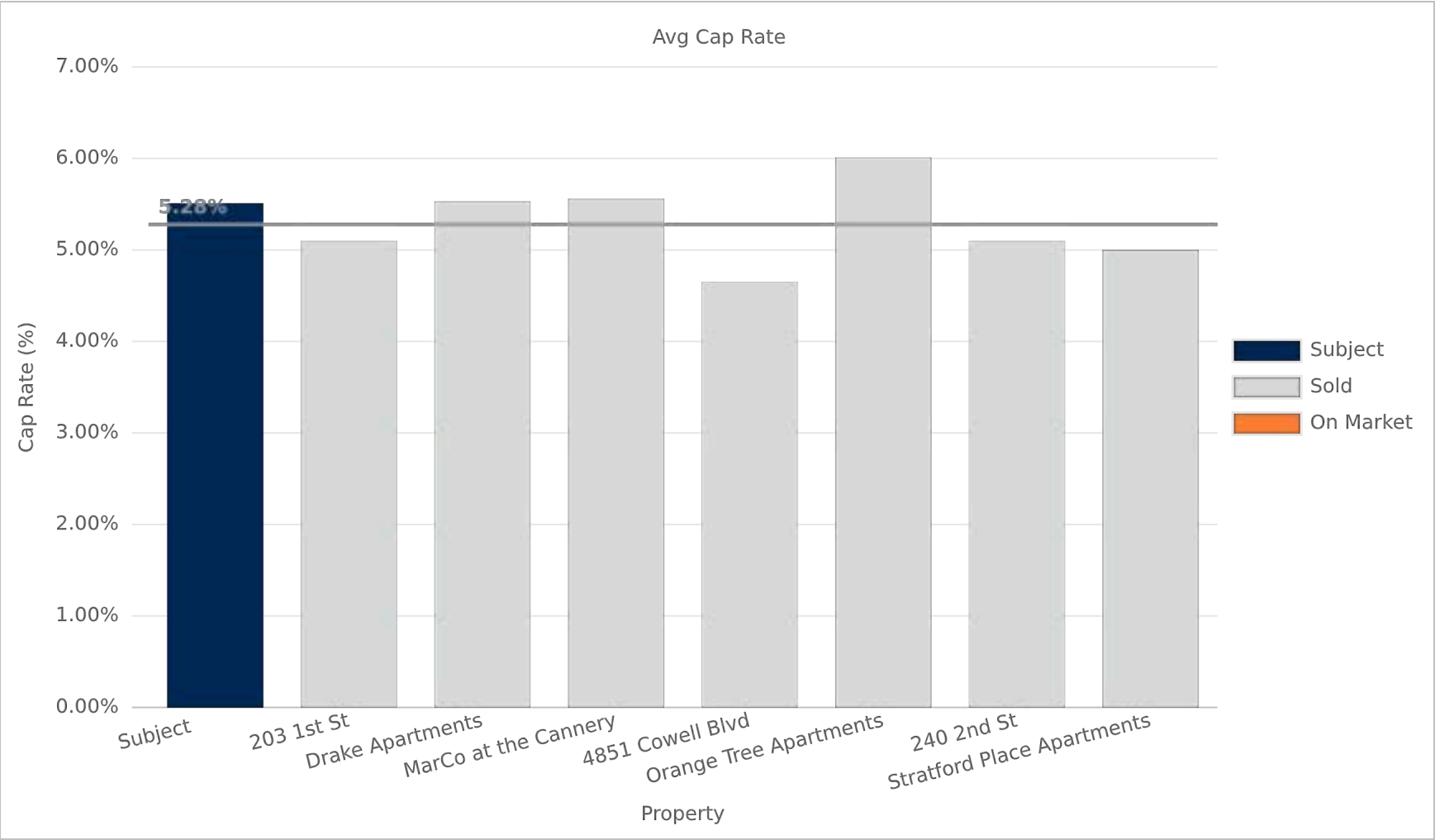
DAVIS BUNGALOWS

SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	Davis Bungalows 828 D St Davis, CA 95616	\$2,450,000	6,050 SF	\$404.96	0.28 AC	\$306,250	5.51%	8	On Market
	SALE COMPARABLES	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	240 2nd St Davis, CA 95616-4644	\$2,600,000	7,200 SF	\$361.11	0.23 AC	\$325,000	5.10%	8	06/02/2026
	Stratford Place Apartments 745 F St Davis, CA 95616	\$3,500,000	15,350 SF	\$228.01	0.58 AC	\$218,750	5.00%	16	06/29/2026
	Orange Tree Apartments 311 7th St Davis, CA 95616	\$3,405,000	11,246 SF	\$302.77	0.46 AC	\$212,812	6.01%	16	11/13/2025
	4851 Cowell Blvd Davis, CA 95618-4489	\$1,150,000	3,522 SF	\$326.52	0.2 AC	\$287,500	4.65%	4	10/17/2025
	MarCo at the Cannery 2500 Cannery Loop Davis, CA 95616	\$29,000,000	81,621 SF	\$355.30	1.93 AC	\$402,777	5.56%	72	08/28/2025
	Drake Apartments 1312 Drake Dr Davis, CA 95616-0864	\$941,500	3,582 SF	\$262.84	0.54 AC	\$235,375	5.53%	4	01/24/2025
	203 1st St Davis, CA 95616	\$1,175,000	2,559 SF	\$459.16	0.14 AC	\$293,750	5.10%	4	11/27/2024
	AVERAGES	\$5,967,357	17,869 SF	\$327.96	0.58 AC	\$282,280	5.28%	18	-

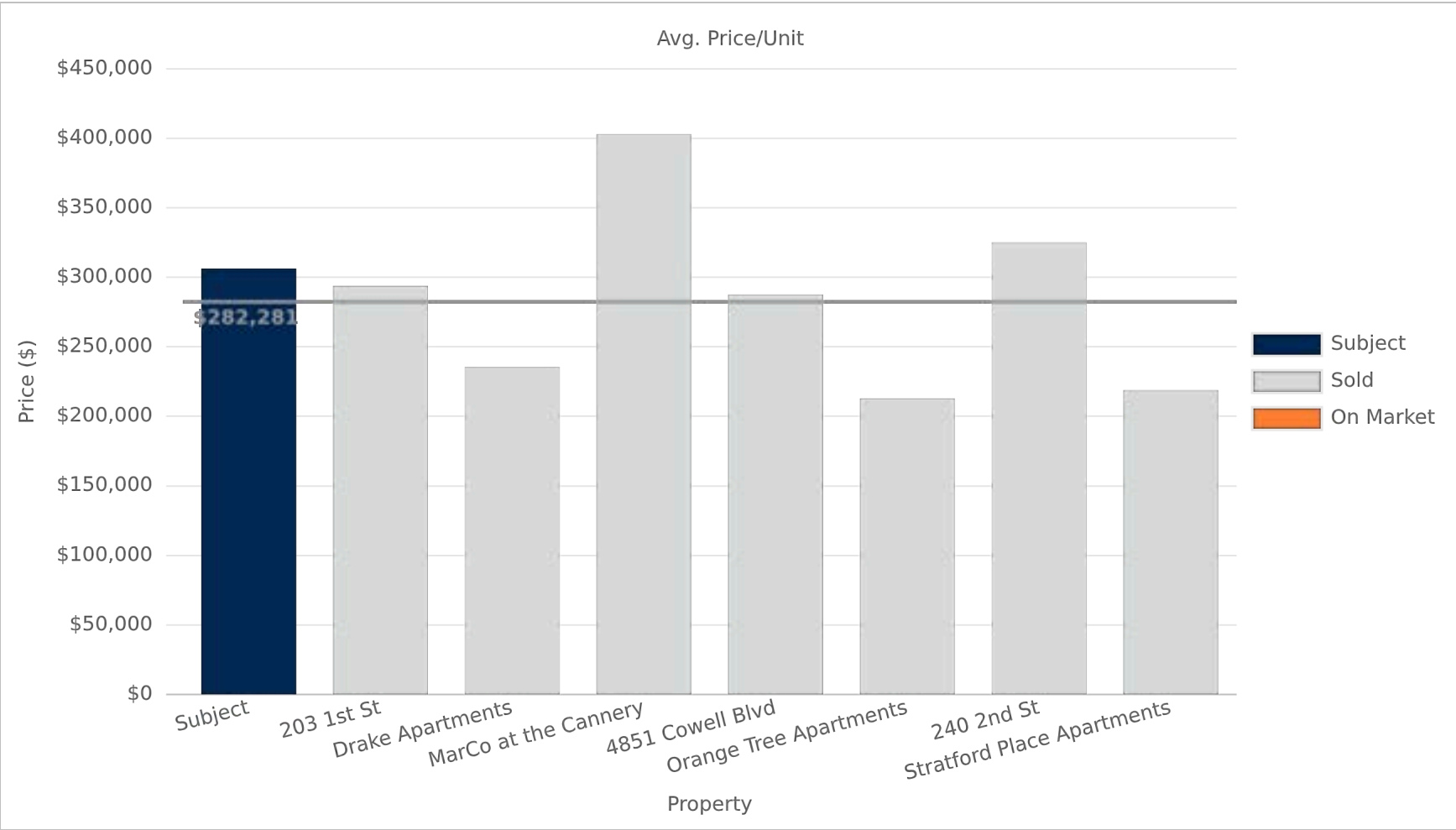
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CAP RATE CHART



DAVIS BUNGALOWS

PRICE PER UNIT CHART



DAVIS BUNGALOWS

SALE COMPS



Davis Bungalows
828 D St, Davis, CA 95616

Listing Price:	\$2,450,000	Price/SF:	\$404.96
Property Type:	Multifamily	NOI:	\$135,073
Cap Rate:	5.51%	Occupancy:	97%
Year Built:	1964	COE:	On Market
Number Of Units:	8	Lot Size:	0.28 Acres
Price/Unit:	\$306,250	Total SF:	6,050 SF

UNIT TYPE	# UNITS	SIZE SF
1BD	4	600
2BD	3	850
3BD	1	1,100
TOTAL/AVG	8	756



240 2nd St
Davis, CA 95616-4644

Sale Price:	\$2,600,000	Price/SF:	\$361.11
Property Type:	Multifamily	Cap Rate:	5.10%
Year Built:	1964	COE:	06/02/2026
Number Of Units:	8	Lot Size:	0.23 Acres
Price/Unit:	\$325,000	Total SF:	7,200 SF

UNIT TYPE	# UNITS	SIZE SF
2BD	8	800
TOTAL/AVG	8	800

DAVIS BUNGALOWS

SALE COMPS



B Stratford Place Apartments
745 F St, Davis, CA 95616

Sale Price:	\$3,500,000	Price/SF:	\$228.01
Property Type:	Multifamily	Cap Rate:	5.00%
Year Built:	1966	COE:	06/29/2026
Number Of Units:	16	Lot Size:	0.58 Acres
Price/Unit:	\$218,750	Total SF:	15,350 SF

UNIT TYPE	# UNITS	SIZE SF
Studio	2	650
1BD	4	750
2BD	13	850
TOTAL/AVG	19	807



C Orange Tree Apartments
311 7th St, Davis, CA 95616

Sale Price:	\$3,405,000	Price/SF:	\$302.77
Property Type:	Multifamily	Cap Rate:	6.01%
Year Built:	1950	COE:	11/13/2025
Number Of Units:	16	Lot Size:	0.46 Acres
Price/Unit:	\$212,812	Total SF:	11,246 SF

UNIT TYPE	# UNITS	SIZE SF
1BD	8	650
2BD	8	750
TOTAL/AVG	16	700

DAVIS BUNGALOWS

SALE COMPS



D 4851 Cowell Blvd
Davis, CA 95618-4489

Sale Price:	\$1,150,000	Price/SF:	\$326.52
Property Type:	Multifamily	Cap Rate:	4.65%
Year Built:	1971	COE:	10/17/2025
Number Of Units:	4	Lot Size:	0.2 Acres
Price/Unit:	\$287,500	Total SF:	3,522 SF

UNIT TYPE	# UNITS	SIZE SF
2BD	4	880
TOTAL/AVG	4	880



E MarCo At The Cannery
2500 Cannery Loop, Davis, CA 95616

Sale Price:	\$29,000,000	Price/SF:	\$355.30
Property Type:	Multifamily	Cap Rate:	5.56%
Year Built:	2024	COE:	08/28/2025
Number Of Units:	72	Lot Size:	1.93 Acres
Price/Unit:	\$402,777	Total SF:	81,621 SF

UNIT TYPE	# UNITS	SIZE SF
1BD	59	643
2BD	13	946
TOTAL/AVG	72	697

DAVIS BUNGALOWS

SALE COMPS



Drake Apartments

1312 Drake Dr, Davis, CA 95616-0864

Sale Price:	\$941,500	Price/SF:	\$262.84
Property Type:	Multifamily	Cap Rate:	5.53%
Year Built:	1980	COE:	01/24/2025
Number Of Units:	4	Lot Size:	0.54 Acres
Price/Unit:	\$235,375	Total SF:	3,582 SF

UNIT TYPE	# UNITS	SIZE SF
2BD	4	880
TOTAL/AVG	4	880



203 1st St

Davis, CA 95616

Sale Price:	\$1,175,000	Price/SF:	\$459.16
Property Type:	Multifamily	Cap Rate:	5.10%
Year Built:	1921	COE:	11/27/2024
Number Of Units:	4	Lot Size:	0.14 Acres
Price/Unit:	\$293,750	Total SF:	2,559 SF

UNIT TYPE	# UNITS	SIZE SF
1BD	4	630
TOTAL/AVG	4	630

SECTION 5

05

LEASE COMPARABLES

Rent Comps Map
Rent Comps

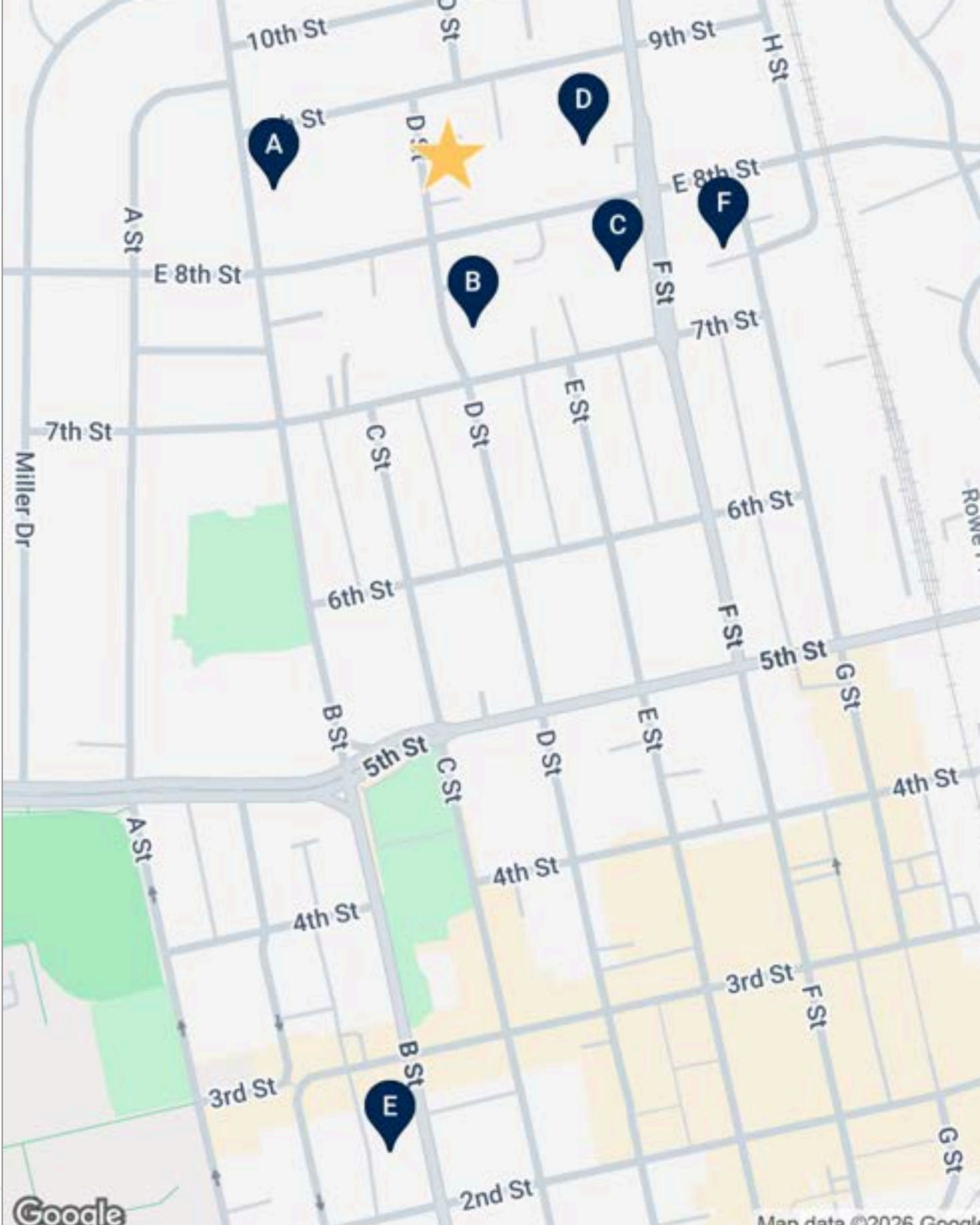
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DAVIS BUNGALOWS

RENT COMPS MAP

RENT COMPS MAP

- ★ Davis Bungalows
- A Meridian Place
- B 720 D St
- C Stratford Place Apartments
- D St. George Apartments
- E B Street Apartments
- F The G Street Apartments



DAVIS BUNGALOWS

RENT COMPS

 **Davis Bungalows**
828 D St, Davis, CA 95616

 8 Units |  97% Total Occupancy |  Year Built 1964



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT
1BD	4	50.0	600	\$1,943
2BD	3	37.5	850	\$2,333
3BD	1	12.5	1,100	\$2,795
TOTAL/AVG	8	100%	756	\$2,195

 **Meridian Place**
820 B St, Davis, CA 95616

 11 Units |  100% Total Occupancy |  Year Built 2018



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT
1BD	5	45.5	940	\$3,152
2BD	6	54.5	1,168	\$3,573
TOTAL/AVG	11	100%	1,064	\$3,381

DAVIS BUNGALOWS

RENT COMPS

B 720 D St
Davis, CA 95616

 10 Units |  100% Total Occupancy |  Year Built 1960



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT
1BD	6	60	628	\$1,308
2BD	4	40	735	\$2,000
TOTAL/AVG	10	100%	670	\$1,584

C Stratford Place Apartments
745 F St, Davis, CA 95616

 16 Units |  98% Total Occupancy |  Year Built 1966



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT
Studio	2	10.5	650	\$1,700
1BD	4	21.1	750	\$1,950
2BD	13	68.4	850	\$2,450
TOTAL/AVG	19	100%	807	\$2,265

DAVIS BUNGALOWS

RENT COMPS

D St. George Apartments
811 F St, Davis, CA 95616

 17 Units |  98% Total Occupancy |  Year Built 1987



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT
1BD	3	17.6	750	\$2,245
2BD	14	82.4	914	\$2,560
TOTAL/AVG	17	100%	885	\$2,504

E B Street Apartments
217 B St, Davis, CA 95616

 17 Units |  95% Total Occupancy |  Year Built 1960



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT
1BD	1	5.9	700	\$1,883
2BD	14	82.4	911	\$2,347
3BD	2	11.8	1,000	\$2,666
TOTAL/AVG	17	100%	909	\$2,357

DAVIS BUNGALOWS

RENT COMPS

F **The G Street Apartments**
707 G St, Davis, CA 95616

 16 Units |  95% Total Occupancy |  Year Built 1961



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT
2BD	16	100	1,000	\$1,847
TOTAL/AVG	16	100%	1,000	\$1,847

SECTION 6



MARKET OVERVIEW

Market Overview
Demographics

Marcus & Millichap





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MARKET OVERVIEW

NORTHERN CALIFORNIA

The counties of Butte, Colusa, Glenn, Humboldt, Lake, Mendocino, Shasta, Sutter, Tehama, Trinity, and Yuba make up a region of about 1 million people spanning from north of Sacramento to Redding and west to the Pacific Coast. Interstate 5 serves as a key transportation route, located east of the region's several national and state forests. Butte is the largest county, with over 212,000 residents, while Yuba County is the fastest growing, expected to increase by 4.5 percent by 2029. Yuba is also the youngest county, with a median age of 33.

ECONOMY

- Several public community colleges and other small educational institutions are scattered throughout the region, including Butte College; California State University, Chico; the College of the Redwoods; and Cal Poly Humboldt State University. These institutions serve as both sources of knowledge and employment.
- The St. Joseph Hospital in Eureka is one of the region's larger healthcare employers. The campus is part of the Providence health system.
- Various distribution facilities dot Interstate 5, with the biggest concentrations in Yuba City, Chico, and Redding. This activity supports the flow of goods north from California ports into Oregon.

QUICK FACTS



POPULATION

1M

Growth 2025-2029*
1.3%



HOUSEHOLDS

398K

Growth 2025-2029*
1.7%



MEDIAN AGE

40.0

U.S. Median:
40.0



MEDIAN HOUSEHOLD INCOME

\$61,000

U.S. Median:
\$78,200

* Forecast



METRO HIGHLIGHTS



AMPLE COASTLINE

More than 100 miles of scenic coastline serve as a prominent draw for tourists and artists, as well as a driver of business for the Port of Humboldt Bay, a major logging exporter.



ACTIVITIES

Mendocino, Trinity, and Shasta-Trinity forests are all at least partly within the region, providing opportunities for camping, hiking, boating, and hunting. Sports in nearby Sacramento include the Kings (NBA) and the Athletics (MLB), who will play there through 2027 as part of their relocation to Las Vegas.



AGRICULTURE

Rice, fruits, and nuts are grown throughout inland Butte, Sutter, and Yuba counties. Meanwhile, vineyards in Mendocino and Lake counties are known for pinot noir and cabernet sauvignon, respectively.

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

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DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	22,712	77,747	80,992
2025 Estimate			
Total Population	22,298	76,252	79,441
2020 Census			
Total Population	22,285	75,251	78,388
2010 Census			
Total Population	20,733	71,239	74,282
Daytime Population			
2025 Estimate	45,042	117,534	120,680
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Households	8,934	28,733	29,936
2025 Estimate			
Total Households	8,772	28,156	29,338
Average (Mean) Household Size	2.3	2.5	2.5
2020 Census			
Total Households	8,463	27,053	28,196
2010 Census			
Total Households	8,252	25,926	27,063
Growth 2025-2030	1.8%	2.0%	2.0%
HOUSING UNITS	1 Mile	3 Miles	5 Miles
Occupied Units			
2030 Projection	9,596	30,513	31,785
2025 Estimate	9,418	29,885	31,135
Owner Occupied	2,801	11,790	12,599
Renter Occupied	5,942	16,362	16,744
Vacant	646	1,729	1,797
Persons in Units			
2025 Estimate Total Occupied Units	8,772	28,156	29,338
1 Person Units	31.6%	26.9%	26.5%
2 Person Units	37.2%	35.0%	35.3%
3 Person Units	14.0%	16.1%	16.1%
4 Person Units	11.8%	15.4%	15.6%
5 Person Units	3.7%	4.5%	4.5%
6+ Person Units	1.7%	2.0%	2.1%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$200,000 or More	14.4%	19.6%	20.3%
\$150,000-\$199,999	8.8%	10.4%	10.5%
\$100,000-\$149,999	12.4%	15.0%	15.2%
\$75,000-\$99,999	11.4%	9.4%	9.2%
\$50,000-\$74,999	14.8%	12.2%	12.0%
\$35,000-\$49,999	7.0%	6.2%	6.1%
\$25,000-\$34,999	8.2%	6.9%	6.9%
\$15,000-\$24,999	5.0%	4.6%	4.5%
Under \$15,000	18.0%	15.7%	15.3%
Average Household Income	\$101,578	\$118,971	\$121,268
Median Household Income	\$74,236	\$92,031	\$94,068
Per Capita Income	\$43,240	\$47,413	\$48,207
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate Total Population	22,298	76,252	79,441
Under 20	24.8%	25.9%	25.8%
20 to 34 Years	44.1%	39.0%	38.2%
35 to 39 Years	4.3%	3.9%	3.9%
40 to 49 Years	7.2%	8.0%	8.2%
50 to 64 Years	9.0%	11.0%	11.3%
Age 65+	10.7%	12.2%	12.5%
Median Age	32.0	33.0	34.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	10,458	36,366	38,546
Elementary (0-8)	1.4%	1.5%	1.5%
Some High School (9-11)	1.7%	1.4%	1.4%
High School Graduate (12)	7.0%	6.6%	6.5%
Some College (13-15)	14.3%	10.1%	10.1%
Associate Degree Only	4.8%	4.1%	4.1%
Bachelor's Degree Only	30.1%	32.8%	32.7%
Graduate Degree	40.8%	43.7%	43.6%
Population by Gender			
2025 Estimate Total Population	22,298	76,252	79,441
Male Population	46.5%	46.6%	46.7%
Female Population	53.5%	53.4%	53.3%

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DEMOGRAPHICS



POPULATION

In 2025, the population in your selected geography is 79,441. The population has changed by 6.95 percent since 2010. It is estimated that the population in your area will be 80,992 five years from now, which represents a change of 2.0 percent from the current year. The current population is 46.7 percent male and 53.3 percent female. The median age of the population in your area is 30.0, compared with the U.S. average, which is 40.0. The population density in your area is 1,010 people per square mile.



HOUSEHOLDS

There are currently 29,338 households in your selected geography. The number of households has changed by 8.41 percent since 2010. It is estimated that the number of households in your area will be 29,936 five years from now, which represents a change of 2.0 percent from the current year. The average household size in your area is 2.5 people.



INCOME

In 2025, the median household income for your selected geography is \$94,068, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 63.49 percent since 2010. It is estimated that the median household income in your area will be \$110,235 five years from now, which represents a change of 17.2 percent from the current year.

The current year per capita income in your area is \$48,207, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$121,268, compared with the U.S. average, which is \$103,571.



EMPLOYMENT

In 2025, 36,214 people in your selected area were employed. The 2010 Census revealed that 79.2 of employees are in white-collar occupations in this geography, and 5.5 are in blue-collar occupations. In 2025, unemployment in this area was 7.0 percent. In 2010, the average time traveled to work was 21.00 minutes.



HOUSING

The median housing value in your area was \$828,154 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 11,597.00 owner-occupied housing units and 15,466.00 renter-occupied housing units in your area.



EDUCATION

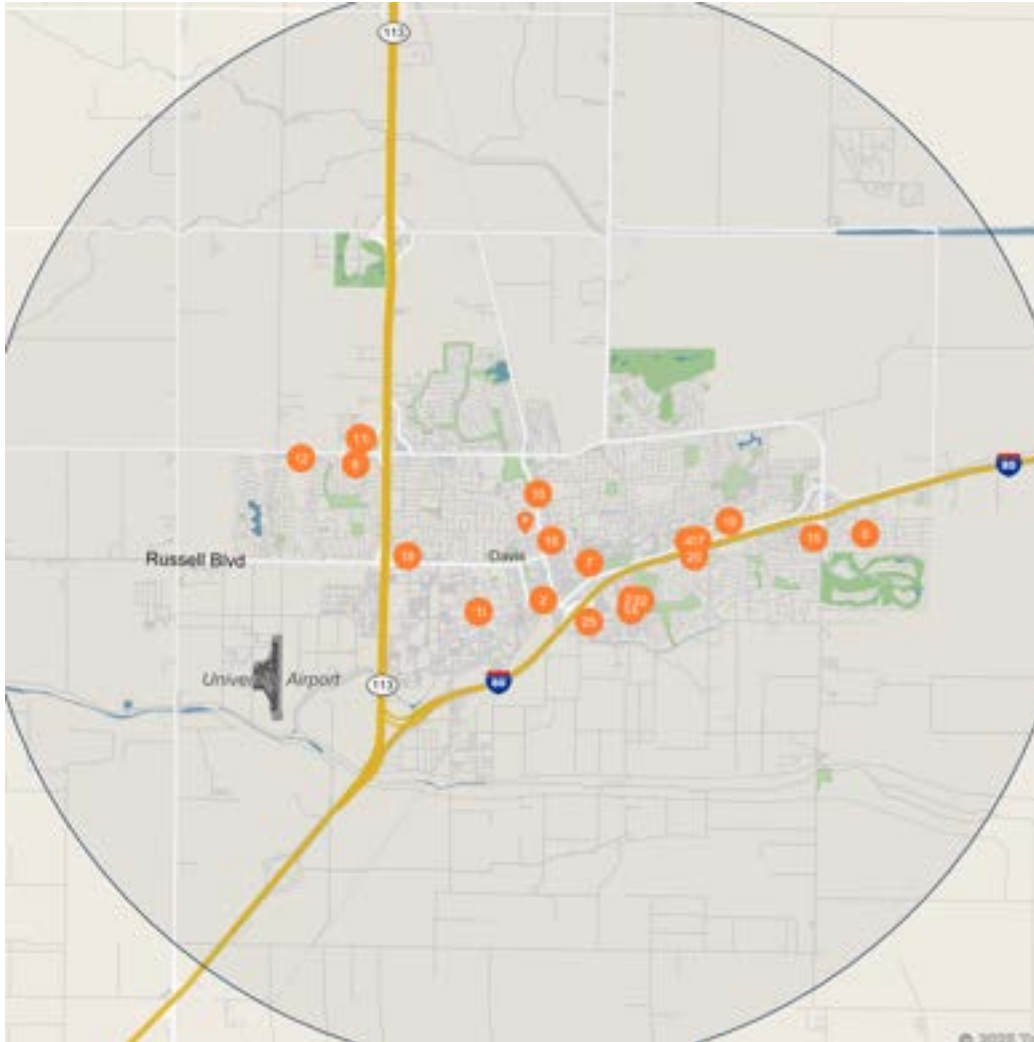
The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 63.1 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 4.1 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was lower than the nation's at 7.9 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 0.7 percent vs. 26.1 percent for the nation. The percentage of residents who completed some college is also lower than the average for the nation, at 8.8 percent in the selected area compared with the 19.6 percent in the U.S.

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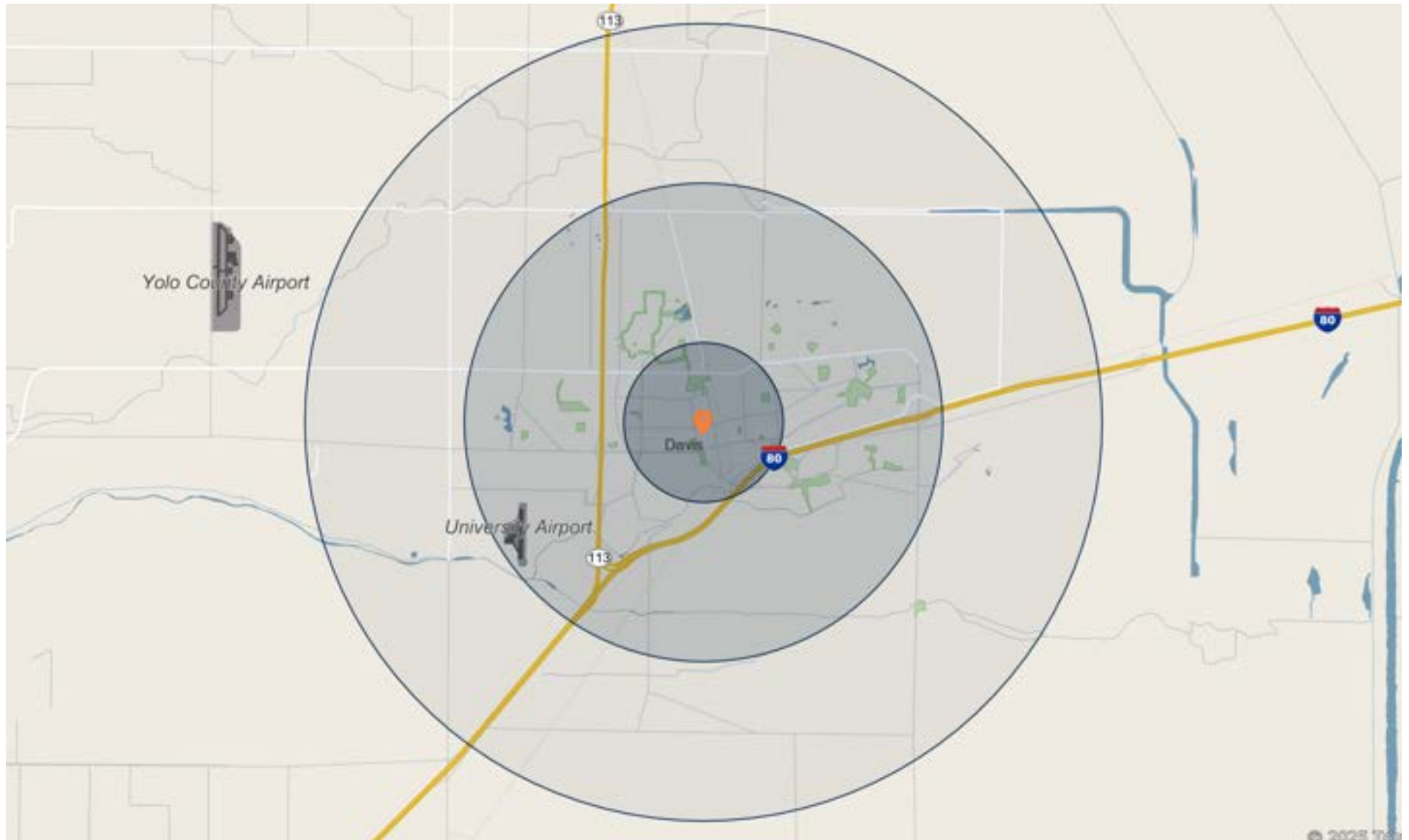
DEMOGRAPHICS



Major Employers		Employees
1	University of Cal Div of Agrcl-Agriculture Natural Resources	3,840
2	Habit Restaurants Inc-	1,408
3	University California Davis-REGENTS OF THE UNIVERSITY OF C	1,014
4	Novartis Vccnes Diagnostics Inc-	1,001
5	Animal Rescue Squad Intl II-	800
6	Pacific Retirement Svcs Inc-University Retirement Cmnty	745
7	Pacific Gas and Electric Co-PG&e	701
8	University California Davis-Uc Davis Student Housing	191
9	University California Davis-	184
10	FPI Management Inc-	177
11	Sutter Hlth Scrmnto Sierra Reg-Sutter West Foundation	168
12	Woodland Healthcare-	162
13	University California Davis-Bme Cmgj Uc Davis	155
14	Cvf Capital Partners Inc-Central Valley Fund The	150
15	Nugget Market Inc-Nuggett Market 2	144
16	Davis Food Cooperative Inc-	140
17	University California Davis-Division of Agriculture	134
18	University of California-	133
19	Hmclause Inc-	133
20	University California Davis-Division of Epidemiology	127
21	Sutter Health-Clay Kenneth MD	110
22	OfficeMax North America Inc-OfficeMax	108
23	Pro Farm Group Inc-Marrone Bio Innovations	105
24	Communicare Health Centers-Davis Cmmnity Clinic Dntl Prgra	100
25	University California Davis-Center For Neuroscience	99

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DEMOGRAPHICS





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