

# Rio Linda Manor (Senior LIHTC)

2671 Rio Linda Blvd, Sacramento, CA 95815



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SECTION 1

# Executive Summary

OFFERING SUMMARY

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Marcus & Millichap

## OFFERING SUMMARY



Listing Price / Per Unit  
**\$5.60M / \$85K**



Cap Rate / ProForma  
**5.02% / 10.58%**



# of Units / Unit Mix  
**66 / All 1-BR**

### FINANCIAL

Listing Price	\$5,600,000
NOI	\$281,183
ProForma Cap Rate	10.58%
Price/SF	\$141.41
Price/Unit	\$84,848

### OPERATIONAL

Gross SF	47,152 SF
Rentable SF	39,600 SF
# of Units	66
Lot Size	2.24 Acres (97,574 SF)
Year Built	1970
Year Renovated	2009



SECTION 2

# Property Information

[PROPERTY HIGHLIGHTS](#)

[AFFORDABLE HOUSING DETAILS](#)

[AERIAL PHOTOS](#)

[EXTERIOR PHOTOS](#)

[UNIT PHOTOS](#)

[COMMUNITY AREA PHOTOS](#)

[REGIONAL MAP](#)

[LOCAL MAP](#)

[RETAILER MAP](#)

[ASSESSOR'S MAP](#)

[Marcus & Millichap](#)

## Rio Linda Manor (Senior LIHTC) // PROPERTY HIGHLIGHTS

Building Name	Rio Linda Manor
Property Type	Senior LIHTC Multifamily
Address	2671 Rio Linda Blvd, Sacramento, CA
Lot Size	2.24 Acres
Year Built	1970
Year Last Renovated	2009

Marcus and Millichap is proud to present Rio Linda Manor located at 2671 Rio Linda Blvd in the Old North Sacramento community of Sacramento, CA. The subject is a 66-unit senior LIHTC apartment complex comprised one 3-story building. Built in 1970 and rehabbed in 2009, the property is made up of 66 One Bedroom Apartments at approximately 600 SF each.

Situated in the historic Old North Sacramento neighborhood, this 66-unit affordable senior housing property offers a strategic blend of accessibility and affordability, providing a welcoming environment for senior residents. The area combines urban conveniences with a community vibe that is currently experiencing a phase of revitalization.

Old North Sacramento stands out for its excellent accessibility. The proximity to main highways such as I-80 and I-5 and comprehensive public transportation services offer senior residents easy access to essential healthcare facilities, shopping centers, and social amenities. This connectivity reduces the need for personal transportation, a significant benefit for seniors who may no longer drive.

The area, although still developing, offers fundamental amenities that seniors find essential for daily living. Nearby grocery stores, pharmacies, and healthcare providers ensure that senior residents have quick access to all necessary services, lending peace of mind to both the seniors and their families.



- 66 One Bedroom Units
- Built in 1970 and Rehabbed in 2009
- 2.24 Acre Lot Size
- Laundry Room on Each Floor
- Ample Parking with Automatic Gate
- Large Courtyard with Beautiful Greenery
- Rent Restriction through Regulatory Agreements (see next page)

## AFFORDABLE HOUSING DETAILS // Rio Linda Manor (Senior LIHTC)

Section 42 Senior LIHTC Multifamily	
Section 42 PIS Date	2009
Section 42 TCCP Exp / RA Exp	2024 / 2064
60% AMI Designation (TCAC)	52 Units
50% AMI Designation (TCAC & SHRA)	13 Units
QCT/DDA Area?	Located in QCT

Rio Linda Manor received a 4% tax credit funding allocation in 2007 through the California Tax Credit Allocating Committee (CTCAC) to perform an acquisition rehab, and it was Placed in Service (PIS) on July 13th of 2009. The CTCAC land use regulatory agreement (LURA) lasts 55 years and expires in 2064.

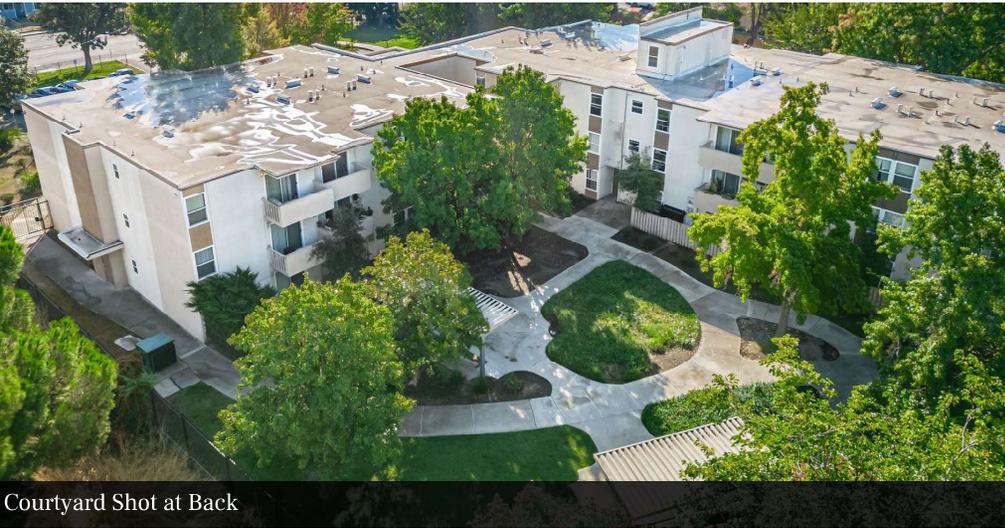
Rio Linda Manor also has a LURA through the Sacramento Housing and Redevelopment Agency (SHRA). The LURA through SHRA overlaps with the CTCAC LURA for Area-Median-Income (AMI) Percentage designations; therefore, the above table indicates the rent restriction levels imposed on the project.

The complex is also located in a Qualified Census Tract (QCT) designated area, so it would benefit from a basis boost in the case of a resyndication (assumes qualifying factors persist).



- PIS in 2009
- TCCP ended in Jan 2024
- TCAC LURA expires 2064
- 52 Units at 60% AMI
- 13 Units at 50% AMI
- Located in QCT

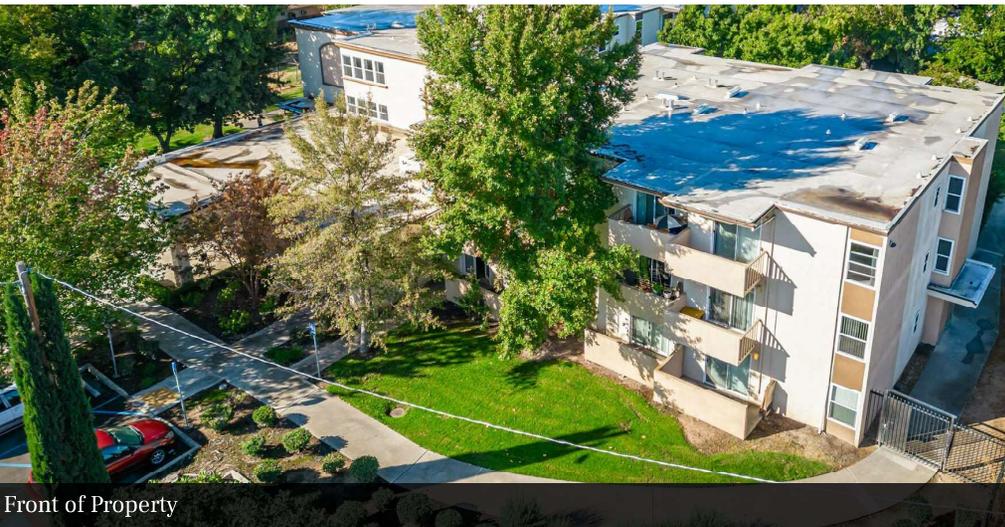
## Rio Linda Manor (Senior LIHTC) // AERIAL PHOTOS



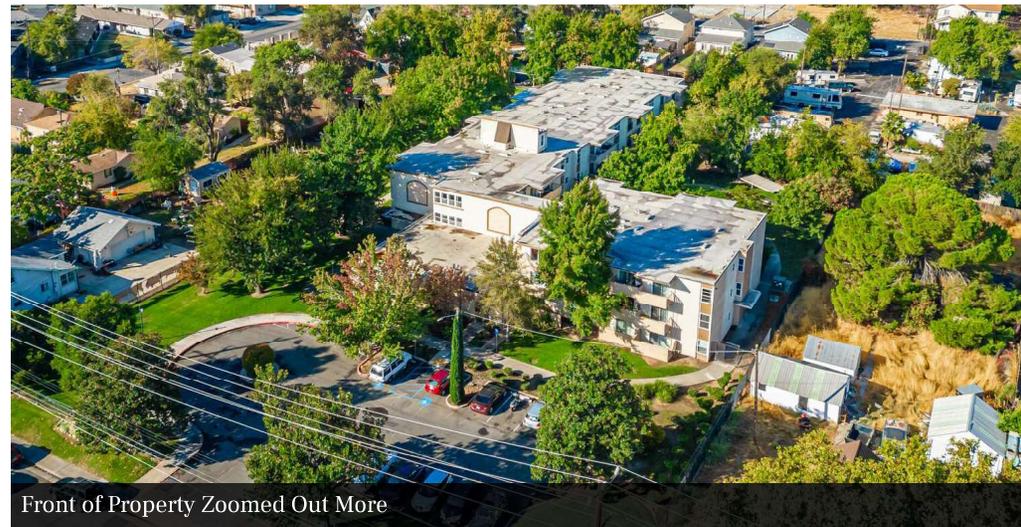
Courtyard Shot at Back



Courtyard Shot at Back Zoomed Out More



Front of Property



Front of Property Zoomed Out More

## EXTERIOR PHOTOS // Rio Linda Manor (Senior LIHTC)



Front Entrance with Roundabout



Side of Complex Beyond Gates



Courtyard Area with BBQ and Benches



Outside the Complex

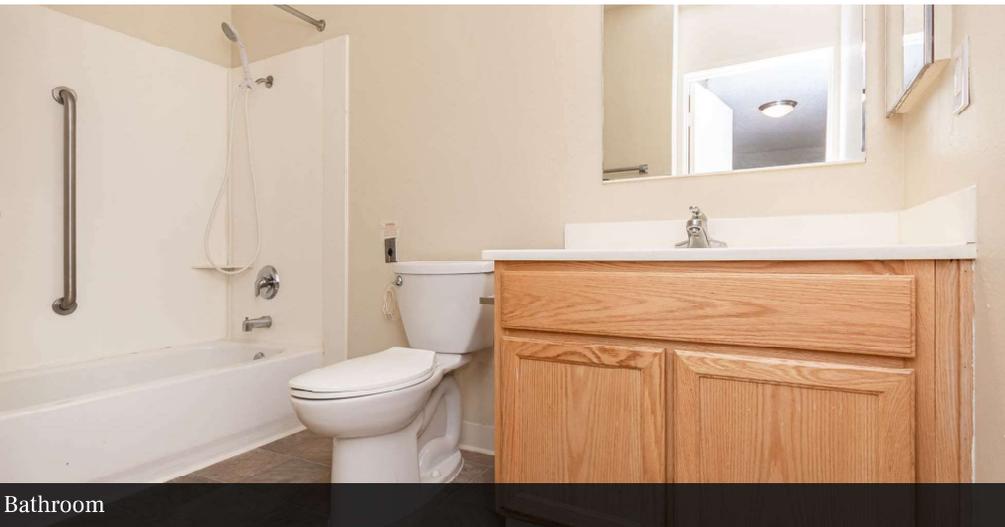
Rio Linda Manor (Senior LIHTC) // UNIT PHOTOS



Living Room



Kitchen Area

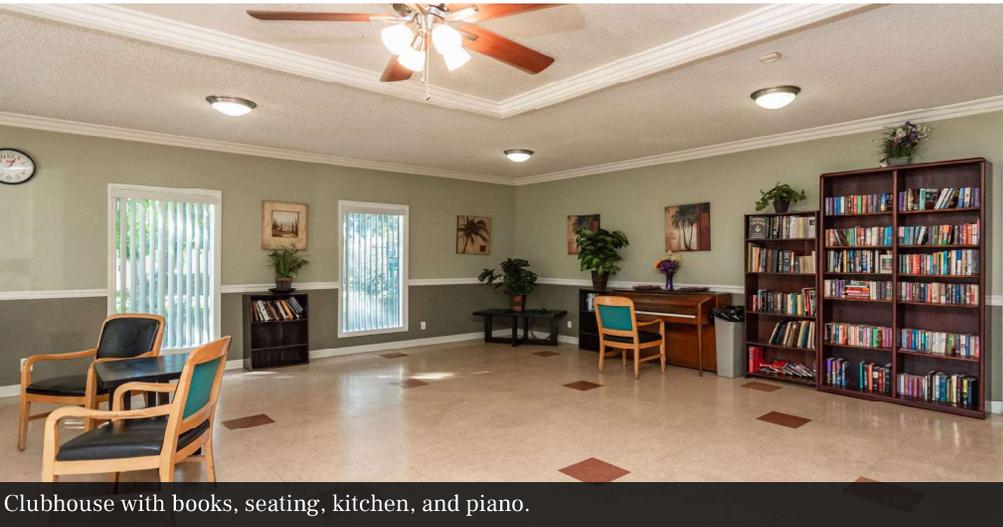


Bathroom



Deck from Living Room

## COMMUNITY AREA PHOTOS // Rio Linda Manor (Senior LIHTC)



Clubhouse with books, seating, kitchen, and piano.



Leasing Office Reception

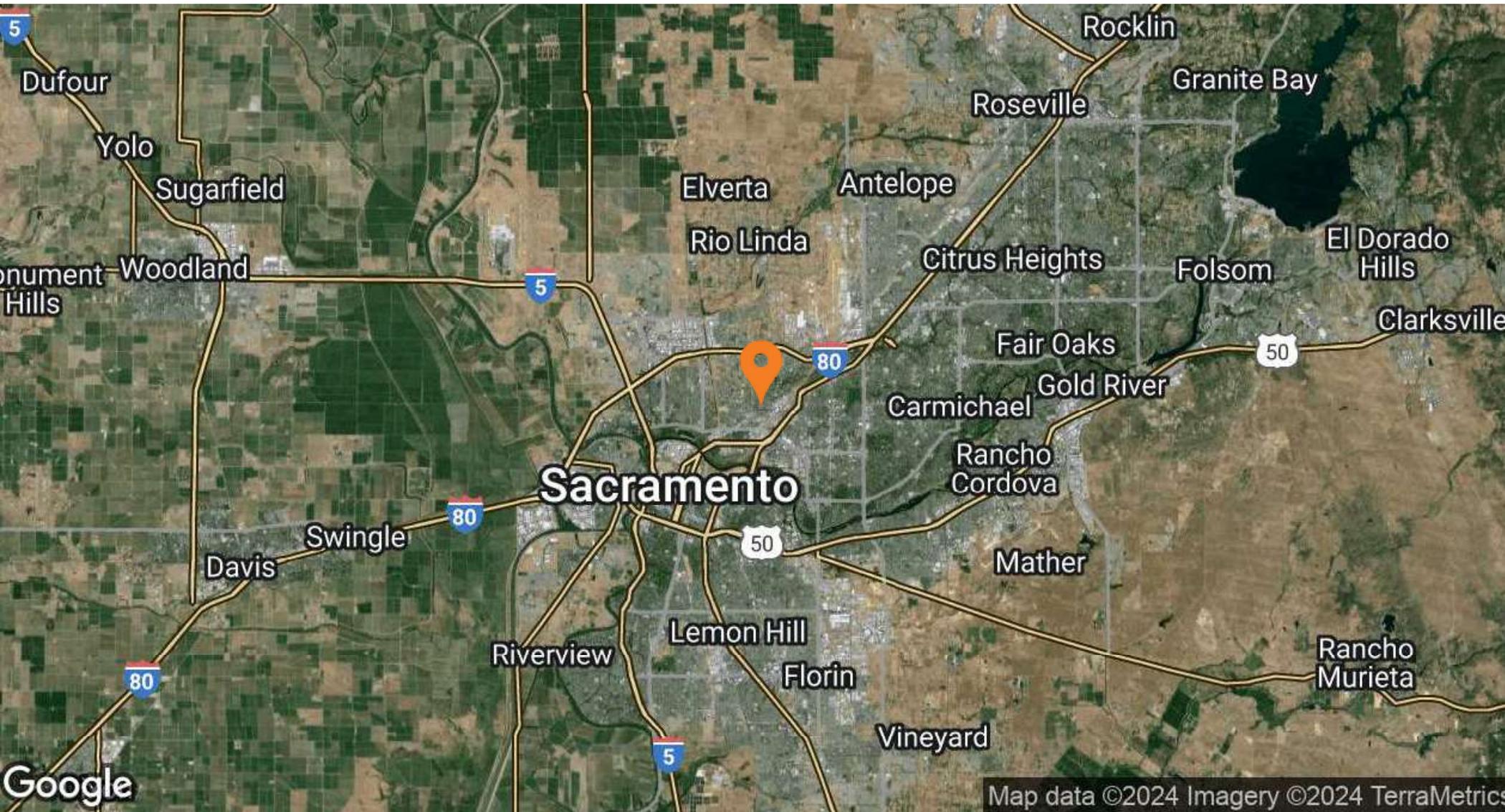


Mailbox Room

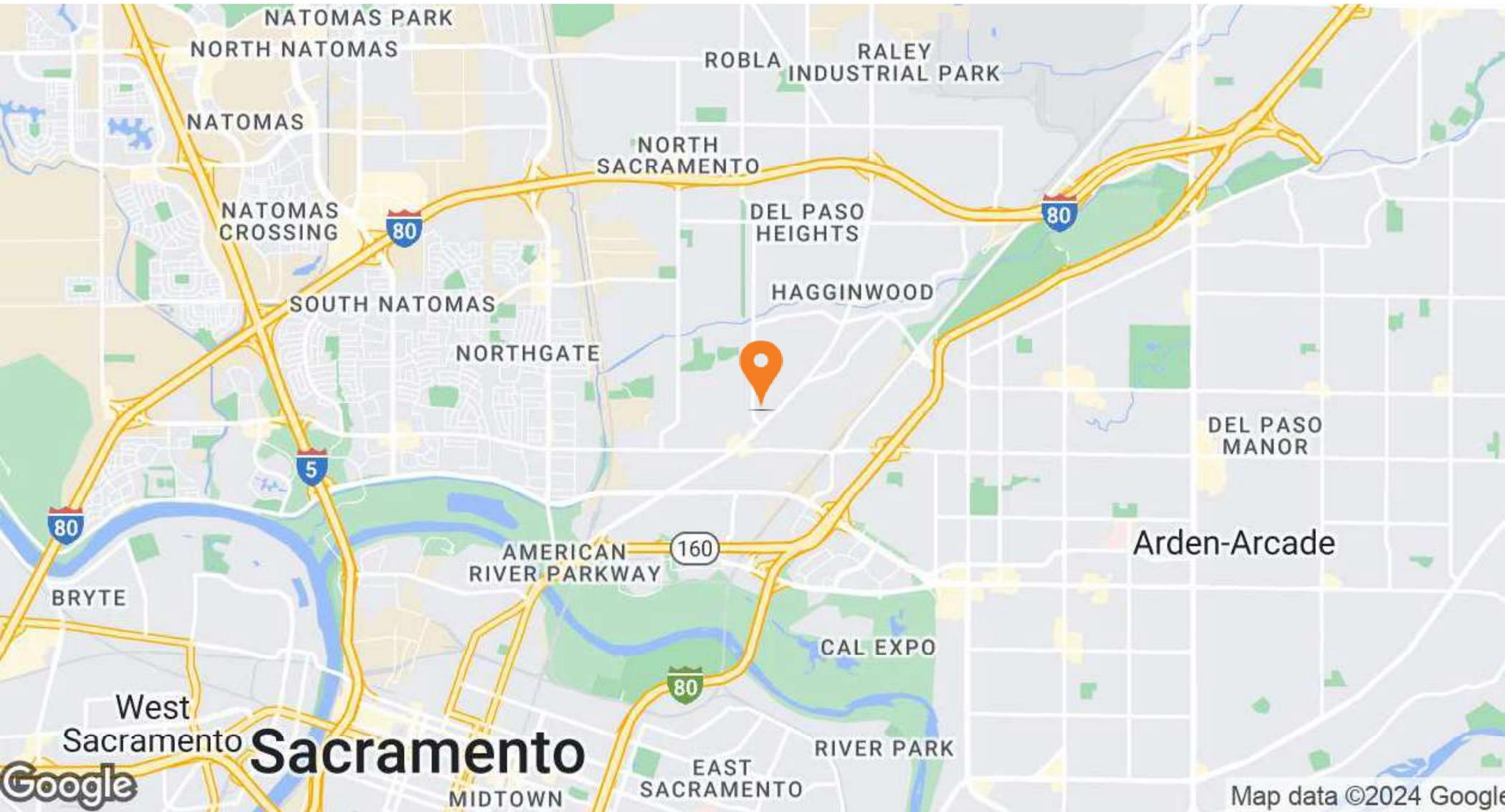


Laundry Room on Each Floor

Rio Linda Manor (Senior LIHTC) // REGIONAL MAP



LOCAL MAP // **Rio Linda Manor (Senior LIHTC)**



**SUBJECT PROPERTY TO POINTS OF INTEREST**

POINTS OF INTEREST	DRIVING TIME
Arden Fair Mall	6 min
Haggin Oaks Golf Complex	8 min
Del Paso Country Club	12 min
Cal Expo	10 min
Kaiser Permanente	13 min

**GRANT UNION HIGH SCHOOL**

**HAGGIN OAKS GOLF COMPLEX**

**GRANT WEST HIGH SCHOOL**

**DEL PASO COUNTRY CLUB**

**SUBJECT PROPERTY  
2671 RIO LINDA BLVD**

**OLD NORTH SACRAMENTO**



**WOODLAKE**



**MIDTOWN**



**ARDEN FAIR**



**CAL EXPO**



**ARDEN-ARCADE**



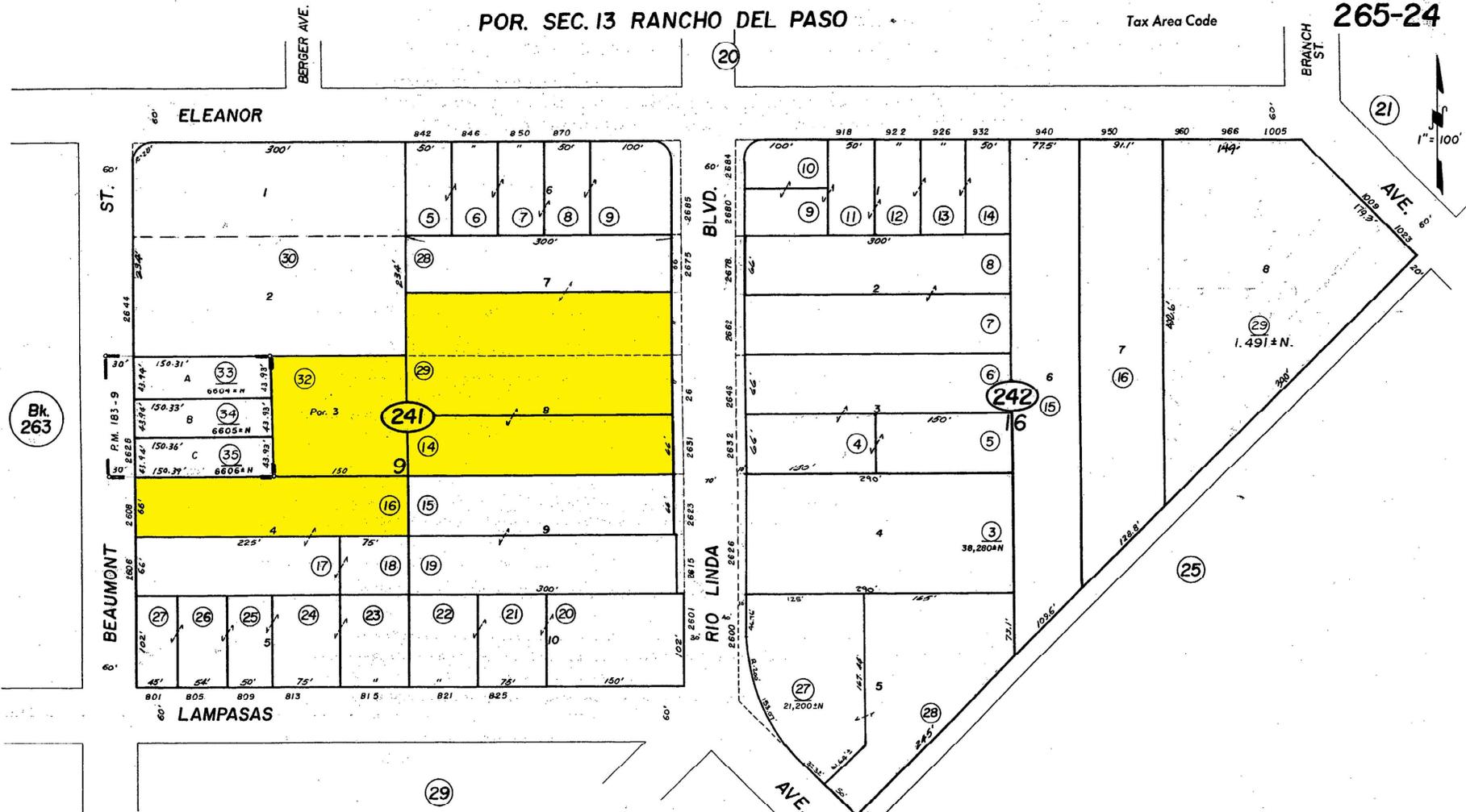
**ARDEN MANOR**



POR. SEC. 13 RANCHO DEL PASO

Tax Area Code

265-24



Bk. 263

North Sacramento Sub. No. 8, R.M. Bk. 13, Pg. 49

NOTE—Assessor's Block Numbers Shown in Ellipses.  
Assessor's Parcel Numbers Shown in Circles.

CITY OF SACRAMENTO  
Assessor's Map Bk.265-Pg.24  
County of Sacramento, Calif.

SECTION 3

# Financial Analysis

RENT ROLL

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TCAC % RENT INCREASE - SACRAMENTO COUNTY

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INCOME & EXPENSES

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NOTES

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FINANCIAL DETAILS

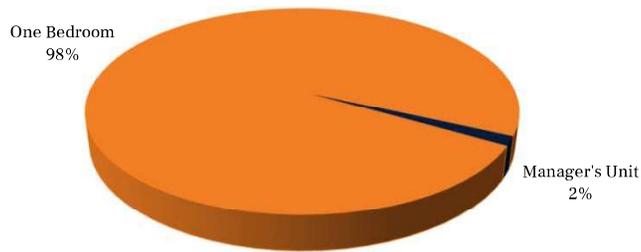
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# RENT ROLL // Rio Linda Manor (Senior LIHTC)

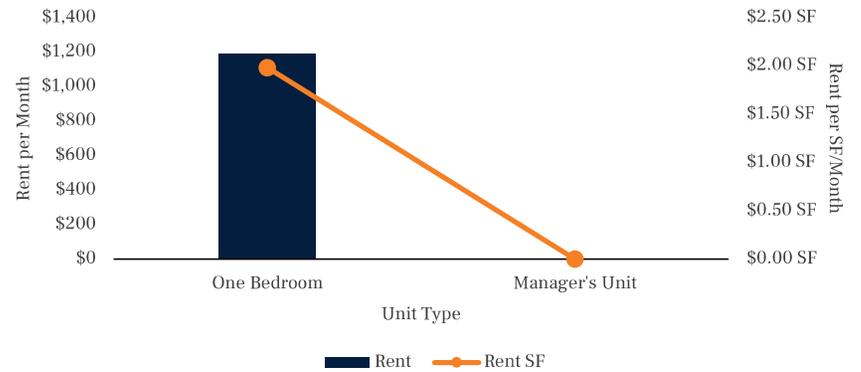
UNIT TYPE	# OF UNITS	AVG SQ FEET	RENTAL RANGE	SCHEDULED			POTENTIAL		
				AVERAGE RENT	AVERAGE RENT / SF	MONTHLY INCOME	AVERAGE RENT	AVERAGE RENT / SF	MONTHLY INCOME
One Bedroom - 50% AMI	13	600	\$713 - \$1,169	\$905	\$1.51	\$11,764	\$1,046	\$1.74	\$13,600
One Bedroom - 60% AMI	52	600	\$713 - \$1,228	\$809	\$1.35	\$42,058	\$1,224	\$2.04	\$63,668
Manager's Unit	1	600	\$0 - \$0	\$0	\$0.00	\$0	\$0	\$0.00	\$0
<b>TOTALS/WEIGHTED AVERAC</b>	<b>66</b>	<b>600</b>		<b>\$815</b>	<b>\$1.36</b>	<b>\$53,822</b>	<b>\$1,171</b>	<b>\$1.95</b>	<b>\$77,268</b>
<b>GROSS ANNUALIZED RENTS</b>				<b>\$645,864</b>			<b>\$927,216</b>		

Notes:

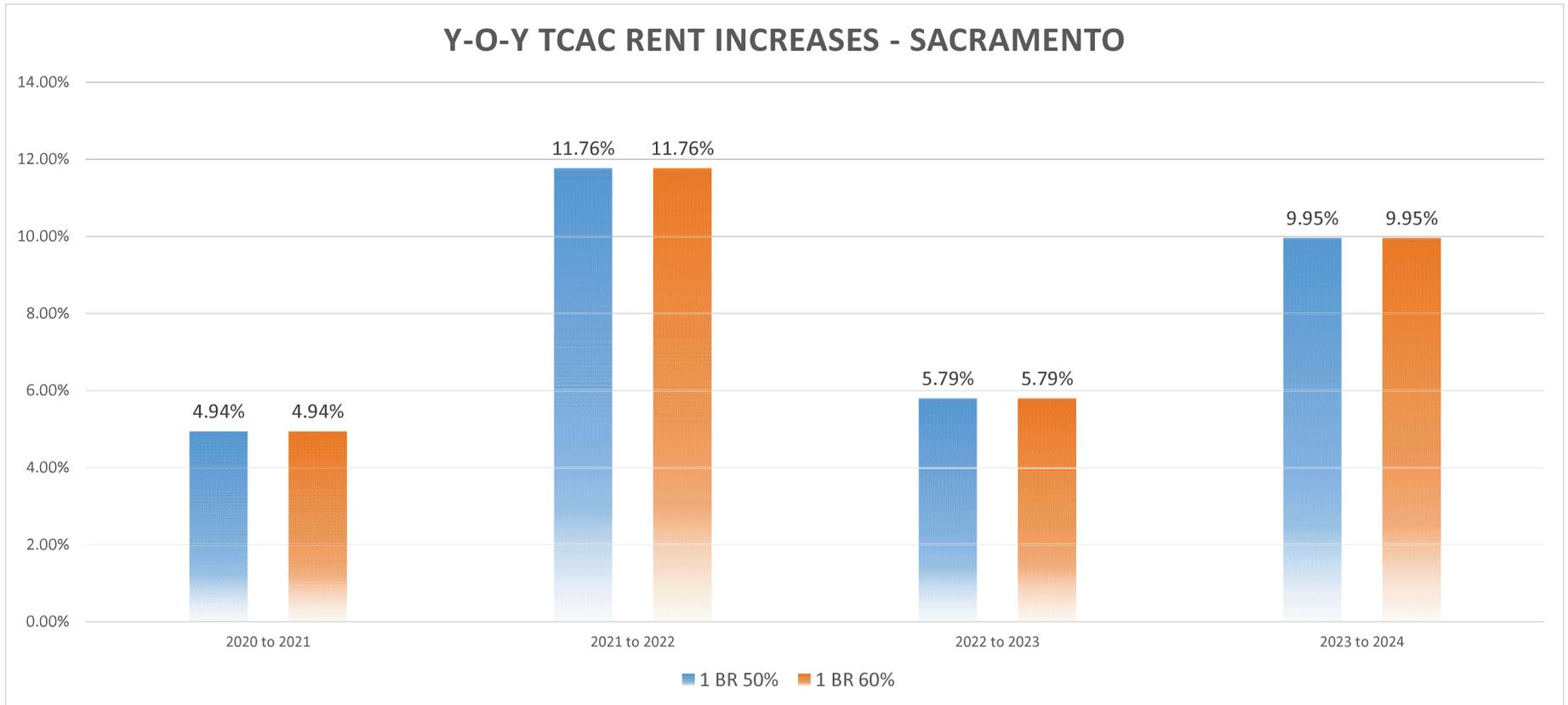
Unit Distribution



Unit Rent



# Rio Linda Manor (Senior LIHTC) // TCAC % RENT INCREASE - SACRAMENTO COUNTY



## INCOME & EXPENSES // Rio Linda Manor (Senior LIHTC)

### OPERATING STATEMENT

INCOME	Current		ProForma	NOTES	PER UNIT
<b>Rental Income</b>					
Gross Potential Rent	927,216		987,021	[*]	14,955
Loss / Gain to Lease	(281,352)	30.3%	0	[1]	0
Gross Scheduled Rent	645,864		987,021		14,955
Physical Vacancy	(32,293)	5.0%	(49,351)	5.0%	(748)
<b>TOTAL VACANCY</b>	<b>(\$32,293)</b>	<b>5.0%</b>	<b>(\$49,351)</b>	<b>5.0%</b>	<b>(\$748)</b>
Effective Rental Income	613,571		937,670		14,207
<b>Other Income</b>					
All Other Income	18,000		18,000	[2]	273
<b>TOTAL OTHER INCOME</b>	<b>\$18,000</b>		<b>\$18,000</b>		<b>\$273</b>
<b>EFFECTIVE GROSS INCOME</b>	<b>\$631,571</b>		<b>\$955,670</b>		<b>\$14,480</b>
<b>EXPENSES</b>	<b>Current</b>		<b>ProForma</b>	<b>NOTES</b>	<b>PER UNIT</b>
Real Estate Taxes	12,400		12,400	[3]	188
Insurance	37,722		37,722	[4]	572
Utilities	73,877		73,877	[5]	1,119
Repairs & Maintenance	66,000		66,000	[6]	1,000
Landscaping	14,640		14,640	[7]	222
Payroll	80,658		80,658	[5]	1,222
General & Administrative	20,028		20,028	[5]	303
Operating Reserves	19,800		19,800	[8]	300
Management Fee	25,263	4.0%	38,227	4.0%	579
<b>TOTAL EXPENSES</b>	<b>\$350,388</b>		<b>\$363,352</b>		<b>\$5,505</b>
EXPENSES AS % OF EGI	55.5%		38.0%		
<b>NET OPERATING INCOME</b>	<b>\$281,183</b>		<b>\$592,319</b>		<b>\$8,975</b>

Notes and assumptions to the above analysis are on the following page.

**NOTES TO OPERATING STATEMENT**

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- [1] Loss-to-Lease Based on Current Rents Minus TCAC Max Allowable Rents
  - [2] Laundry Income from Owned-Provided 2021 P&L
  - [3] Real Estate Taxes Based on Welfare Exemption Assumption & Actual NP MGP Quote
  - [4] Insurance Based on Current Estimate Quotes of \$80/SF/Year (Higher than Actuals)
  - [5] Financial Figures Derived from Owner-Supplied P&L Statements
  - [6] Repairs Expenses Standardized at An Annual Rate of \$1,000 Per Unit
  - [7] Landscaping Budget for 2022 Provided in 2022 Financial Statement
  - [8] Operating Reserve Shown in Owner-Provided Financial Audit (\$1,650 per month)
  - [9] A Property Management Fee of 4% is Applied
- 

\* Please contact Broker for ProForma Rent Methodology Explanation

## FINANCIAL DETAILS // Rio Linda Manor (Senior LIHTC)

### SUMMARY

Price	\$5,600,000	
Down Payment	\$3,080,000	55%
Number of Units	66	
Price Per Unit	\$84,848	
Price Per SqFt	\$141.41	
Rentable SqFt	39,600	
Lot Size	2.24 Acres	
Approx. Renovated	2009	

RETURNS	Current	ProForma	Reno
CAP Rate	5.02%	10.58%	11.03%
GRM	8.67	5.67	
Cash-on-Cash	2.92%	13.03%	
Debt Coverage Rati	1.47	3.10	

FINANCING	1st Loan
Loan Amount	\$2,520,000
Loan Type	New
Interest Rate	6.50%
Amortization	30 Years
Year Due	2034

\* Estimate of where loan would be terms would be as of October 2023.

### OPERATING DATA

INCOME		Current		ProForma
Gross Scheduled Rent		\$645,864		\$987,021
Less: Vacancy/Deductions	5.0%	\$32,293	5.0%	\$49,351
Total Effective Rental Income		\$613,571		\$937,670
Other Income		\$18,000		\$18,000
Effective Gross Income		\$631,571		\$955,670
Less: Expenses	55.5%	\$350,388	38.0%	\$363,352
Net Operating Income		\$281,183		\$592,319
Cash Flow		\$281,183		\$592,319
Debt Service		\$191,137		\$191,137
Net Cash Flow After Debt Service	2.92%	\$90,046	13.03%	\$401,182
Principal Reduction		\$28,167		\$30,053
TOTAL RETURN	3.84%	\$118,212	14.00%	\$431,235

EXPENSES	Current	ProForma
Real Estate Taxes	\$12,400	\$12,400
Insurance	\$37,722	\$37,722
Utilities	\$73,877	\$73,877
Repairs & Maintenance	\$66,000	\$66,000
Landscaping	\$14,640	\$14,640
Payroll	\$80,658	\$80,658
General & Administrative	\$20,028	\$20,028
Operating Reserves	\$19,800	\$19,800
Management Fee	\$25,263	\$38,227
TOTAL EXPENSES	\$350,388	\$363,352
Expenses/Unit	\$5,309	\$5,505
Expenses/SF	\$8.85	\$9.18

SECTION 4

# Market Overview

MARKET OVERVIEW

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DEMOGRAPHICS

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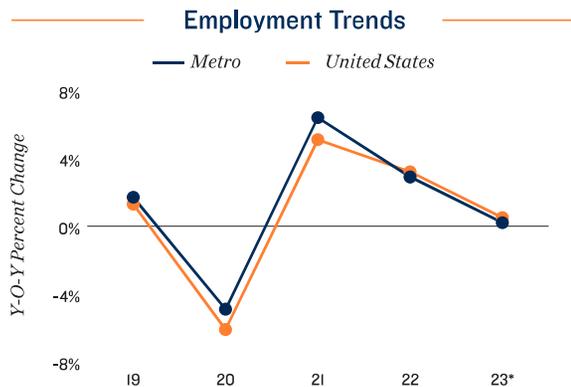
Marcus & Millichap

## SACRAMENTO METRO AREA

### Downtown Faces Considerable Supply Pressure; Davis is One of the Tightest Submarkets Nationally

**Central Sacramento headlines jam-packed pipeline.** Roughly 6,700 rentals were underway throughout the metro entering 2023's second quarter, almost 35 percent of which are located in the urban core. Central Sacramento is expected to add more than 1,700 apartments during 2023, exceeding last year's record-setting total by 500-plus units. Prior to 2022, the submarket had gained only 2,200 rentals across a 13-year span, reflecting the extreme acceleration in local development. This aggressive pace of construction is having a notable impact on multifamily fundamentals. Central Sacramento's apartment vacancy jumped to 8.2 percent in the first quarter of 2023, eclipsing all other submarkets' rate by at least 200 basis points. These dynamics, with an additional wave of supply set to deliver across the final nine months, could press on rent growth downtown as available apartments compete for tenants amid an economic downturn. Through March of this year, however, the share of units offering concessions here held below the 2021-2022 average.

**Sturdy demand drivers preserve Davis' low vacancy.** The University of California, Davis has long anchored apartment demand in the submarket, and in February, the institution announced it is expecting record enrollment next fall. Students and staff needing campus-adjacent housing stabilize local demand during periods of economic stress. This is illustrated by Davis logging a first quarter vacancy rate of 0.6 percent, the second-lowest measure of any U.S. submarket with at least 8,000 units of stock, behind only the Bronx.



### Multifamily 2023 Outlook



**2,500**  
JOBS

will be created

#### EMPLOYMENT:

After capping off 2022 with two straight months of job losses, Sacramento posted growth during January through March 2023. This mixture of positive and negative labor market momentum likely persists, resulting in a 0.2 percent yearlong expansion.



**3,300**  
UNITS

will be completed

#### CONSTRUCTION:

Projects delayed and developments that recently broke ground combine to create a new annual record delivery volume for 2023. Inventory is projected to increase by 2.1 percent, which is tied for the fastest among major California metros.



**90**  
BASIS POINT

increase in vacancy

#### VACANCY:

Substantial new supply and a cooling economy keep vacancy moving upward after last year's 280-basis-point lift. The rate rises to 5.6 percent by the end of 2023, an 11-year high and 80 basis points above the historic average.



**1.0%**  
DECREASE

in effective rent

#### RENT:

As the number of vacant units climbs to the highest count since 2010, operators may be cautious with renewal and new lease rates. Concessions could also be used amid a wave of supply, lowering the average effective rent to \$1,921 per month.

# Rio Linda Manor (Senior LIHTC) // MARKET OVERVIEW

## 1Q 2023 - 12-Month Period

### CONSTRUCTION

1,987 units completed

- Supply additions during the yearlong period ending in March 2023 exceeded the prior 12-month span by about 100 units. Central Sacramento was the recipient of more than half of all rentals finalized marketwide.
- Suburban construction is prevalent in Natomas and Roseville-Rocklin. Each area had over 750 units underway entering the second quarter.

### VACANCY

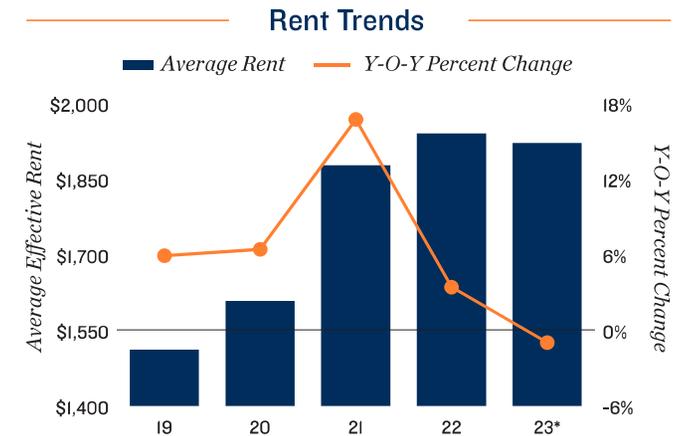
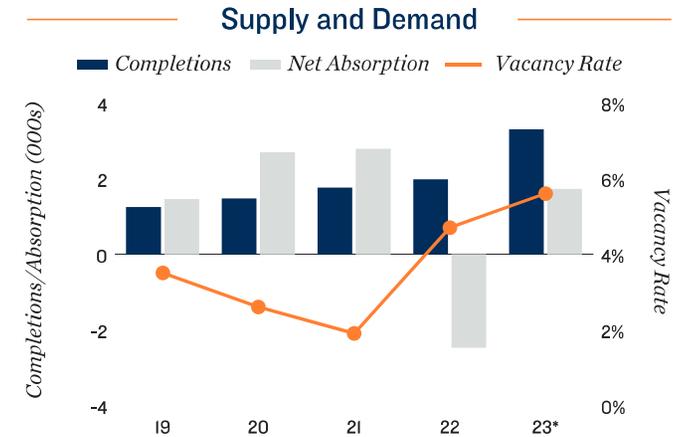
300 basis point increase in vacancy Y-O-Y

- Vacancy rose by at least 50 basis points during every quarter across the past year, reaching 5.2 percent in the January through March 2023 period. The number of vacant units metrowide increased by about 4,700.
- Davis was the only submarket to record a drop in availability. Conversely, the vacancy elevation was the largest in Woodland-West Sacramento.

### RENT

1.8% increase in the average effective rent Y-O-Y

- Sacramento registered a record-high average effective rent of \$1,976 per month in the third quarter of last year. Since then, rising vacancy has pushed that metric down almost 2.5 percent to \$1,926 per month.
- Davis, the metro's only submarket to have a vacancy decline and among the tightest area nationally, also led Sacramento in rent growth, at 9.5 percent.



\* Forecast \*\* Through 1Q

Sources: CoStar Group, Inc.; Real Capital Analytics; RealPage, Inc.

## MARKET OVERVIEW // Rio Linda Manor (Senior LIHTC)

### Investment Highlights

- Financing hurdles created by the most rapid series of interest rate hikes in several decades stunted multi-family trading. Deal flow fell about 50 percent quarter-over-quarter during the October through December 2022 period, and then dipped further during the opening three months of this year. The Federal Reserve has indicated it will take a more cautious stance going forward, however, which should relieve some of these challenges. Interest rate stability will allow lenders to more accurately determine valuations and bring buyer/seller expectations closer into alignment.
- Over the past six months, Arden-Arcade recorded the largest number of transactions marketwide. A diverse array of assets changed hands here, including 100-unit-plus properties for prices north of \$20 million, and sub-20-unit complexes acquired south of \$3 million. Supply growth has been mild in the submarket, limiting competition to attract and retain tenants.
- In-state buyers have shown interest in El Dorado County recently, particularly apartments in South Lake Tahoe. More assets traded here during the first quarter of 2023 than in the same period of last year. Many investors have utilized 1031 exchanges to acquire properties in the area.



\* Forecast

Sources: CoStar Group, Inc.; Real Capital Analytics; RealPage, Inc.

## Rio Linda Manor (Senior LIHTC) // DEMOGRAPHICS

<b>POPULATION</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>2027 Projection</b>			
Total Population	20,647	144,998	361,644
<b>2022 Estimate</b>			
Total Population	20,333	141,621	350,998
<b>2010 Census</b>			
Total Population	18,593	127,897	314,305
<b>2000 Census</b>			
Total Population	19,136	127,143	287,892
<b>Daytime Population</b>			
2022 Estimate	17,411	148,275	515,073
<b>HOUSEHOLDS</b>			
<b>2027 Projection</b>			
Total Households	6,546	52,725	149,033
<b>2022 Estimate</b>			
Total Households	6,436	51,394	144,301
Average (Mean) Household Size	3.1	2.7	2.4
<b>2010 Census</b>			
Total Households	5,889	46,370	128,810
<b>2000 Census</b>			
Total Households	6,178	47,605	121,315
Growth 2022-2027	1.7%	2.6%	3.3%
<b>HOUSING UNITS</b>			
<b>Occupied Units</b>			
2027 Projection	7,168	55,482	156,182
2022 Estimate	7,046	54,140	151,430
Owner Occupied	2,289	20,291	58,355
Renter Occupied	4,147	31,103	85,946
Vacant	610	2,746	7,130
<b>Persons in Units</b>			
2022 Estimate Total Occupied Units	6,436	51,394	144,301
1 Person Units	25.8%	31.2%	36.8%
2 Person Units	24.1%	27.5%	30.1%
3 Person Units	15.8%	14.6%	13.1%
4 Person Units	12.2%	11.6%	10.1%
5 Person Units	9.0%	7.0%	5.0%
6+ Person Units	13.1%	8.2%	4.8%

<b>HOUSEHOLDS BY INCOME</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>2022 Estimate</b>			
\$200,000 or More	2.8%	4.2%	7.0%
\$150,000-\$199,999	4.3%	4.5%	6.5%
\$100,000-\$149,999	6.2%	12.7%	15.7%
\$75,000-\$99,999	10.6%	12.5%	13.2%
\$50,000-\$74,999	16.0%	17.4%	16.2%
\$35,000-\$49,999	13.8%	12.7%	11.1%
\$25,000-\$34,999	12.1%	11.0%	9.0%
\$15,000-\$24,999	14.5%	10.8%	8.9%
Under \$15,000	19.6%	14.3%	12.4%
Average Household Income	\$57,666	\$72,218	\$89,325
Median Household Income	\$40,693	\$51,484	\$62,171
Per Capita Income	\$18,477	\$26,566	\$37,284
<b>POPULATION PROFILE</b>			
<b>Population By Age</b>			
2022 Estimate Total Population	20,333	141,621	350,998
Under 20	31.1%	27.0%	23.5%
20 to 34 Years	24.0%	25.4%	26.1%
35 to 39 Years	7.5%	7.9%	8.1%
40 to 49 Years	12.1%	12.1%	12.1%
50 to 64 Years	16.3%	16.5%	16.7%
Age 65+	9.0%	11.1%	13.5%
Median Age	32.0	33.7	35.2
<b>Population 25+ by Education Level</b>			
2022 Estimate Population Age 25+	12,679	93,969	244,796
Elementary (0-8)	16.4%	9.0%	6.2%
Some High School (9-11)	14.4%	9.2%	6.4%
High School Graduate (12)	32.8%	28.5%	22.1%
Some College (13-15)	20.2%	23.5%	23.3%
Associate Degree Only	6.5%	7.7%	8.1%
Bachelor's Degree Only	6.6%	14.8%	21.4%
Graduate Degree	3.2%	7.4%	12.5%
<b>Population by Gender</b>			
2022 Estimate Total Population	20,333	141,621	350,998
Male Population	50.2%	49.1%	49.0%
Female Population	49.8%	50.9%	51.0%

## DEMOGRAPHICS // Rio Linda Manor (Senior LIHTC)



### POPULATION

In 2022, the population in your selected geography is 350,998. The population has changed by 21.9 percent since 2000. It is estimated that the population in your area will be 361,644 five years from now, which represents a change of 3.0 percent from the current year. The current population is 49.0 percent male and 51.0 percent female. The median age of the population in your area is 35.2, compared with the U.S. average, which is 38.6. The population density in your area is 4,464 people per square mile.



### HOUSEHOLDS

There are currently 144,301 households in your selected geography. The number of households has changed by 18.9 percent since 2000. It is estimated that the number of households in your area will be 149,033 five years from now, which represents a change of 3.3 percent from the current year. The average household size in your area is 2.4 people.



### INCOME

In 2022, the median household income for your selected geography is \$62,171, compared with the U.S. average, which is currently \$66,422. The median household income for your area has changed by 74.5 percent since 2000. It is estimated that the median household income in your area will be \$71,774 five years from now, which represents a change of 15.4 percent from the current year.

The current year per capita income in your area is \$37,284, compared with the U.S. average, which is \$37,200. The current year's average household income in your area is \$89,325, compared with the U.S. average, which is \$96,357.



### EMPLOYMENT

In 2022, 172,360 people in your selected area were employed. The 2000 Census revealed that 67.9 percent of employees are in white-collar occupations in this geography, and 32.1 percent are in blue-collar occupations. In 2022, unemployment in this area was 6.0 percent. In 2000, the average time traveled to work was 19.3 minutes.



### HOUSING

The median housing value in your area was \$360,782 in 2022, compared with the U.S. median of \$250,735. In 2000, there were 51,660 owner-occupied housing units and 69,654 renter-occupied housing units in your area. The median rent at the time was \$540.



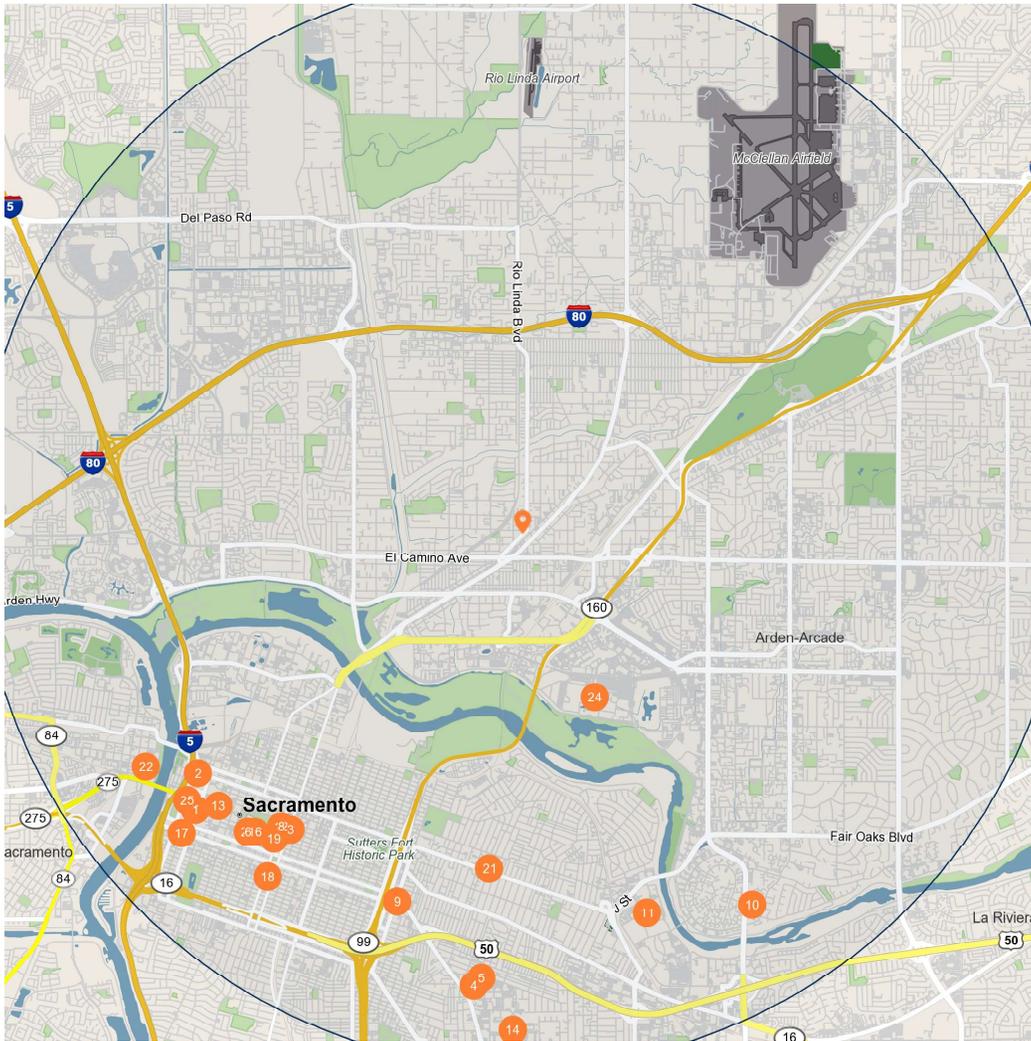
### EDUCATION

The selected area in 2022 had a lower level of educational attainment when compared with the U.S. averages. 12.5 percent of the selected area's residents had earned a graduate degree compared with the national average of only 12.3 percent, and 21.4 percent completed a bachelor's degree, compared with the national average of 19.7 percent.

The number of area residents with an associate degree was lower than the nation's at 8.1 percent vs. 8.4 percent, respectively.

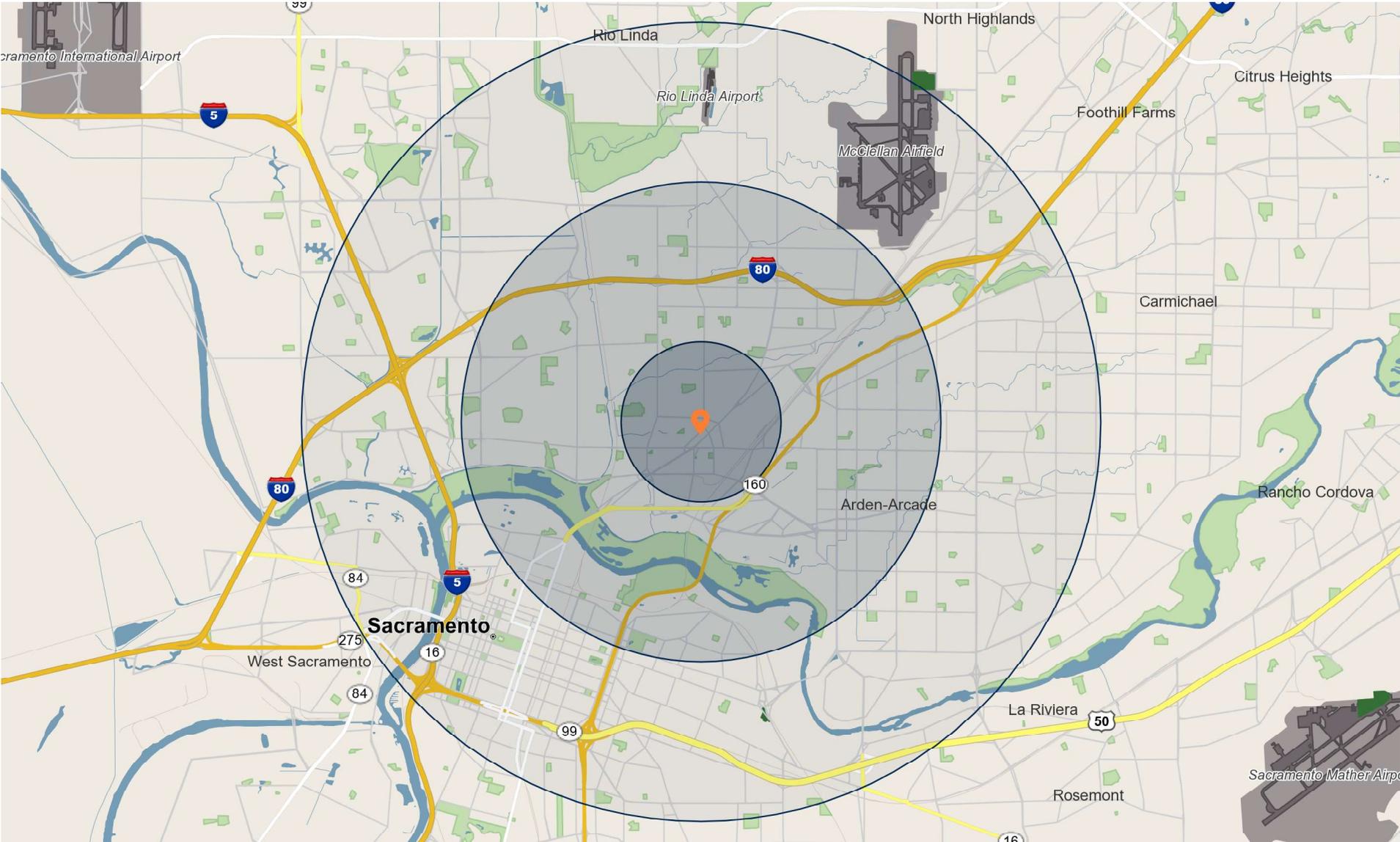
The area had fewer high-school graduates, 22.1 percent vs. 27.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 23.3 percent in the selected area compared with the 20.4 percent in the U.S.

## Rio Linda Manor (Senior LIHTC) // DEMOGRAPHICS



<b>Major Employers</b>		<b>Employees</b>
1	California Govrnmt Opr Agency-Department Tax and Fee ADM	5,000
2	Atrium Finance I LP-Holiday Inn	4,633
3	California Dept of Pub Hlth	3,800
4	University California Davis-Uc Davis Medical Center	3,218
5	University California Davis-Medical Centre	3,218
6	California Department Trnsp-Caltrans	3,000
7	Cal Equalization State Bd	3,000
8	Health Care Services Cal Dept-Emergency Preparedness Office	2,700
9	McClatchy Newspapers Inc-Sacramento Bee	2,500
10	Northwest Stffing Rsources Inc-Resource Staffing Group	1,892
11	University Enterprises Inc-SACRAMENTO STATE SPONSORED RES	1,856
12	Health Care Services Cal Dept-Prevention Services	1,800
13	Rehabilitation California Dept	1,800
14	Justice California Department-Criminal Justice Info Div	1,800
15	Justice California Department	1,800
16	Cal Dept Food & Agriculture-Marketing Services Division	1,701
17	Califnia Pub Employees Rtrment	1,600
18	Correctons Rhbltation Cal Dept-Scaap	1,500
19	Education California Dept-California School For The Deaf	1,500
20	Health Care Services Cal Dept-Medical Care Services	1,494
21	Dignity Health-Mercy General Hospital Bus Off	1,440
22	Cal Dept General Services-Office of Fiscal Services	1,350
23	California Department Trnsp-Maintenance Program	1,350
24	Cal Dept Food & Agriculture-California Expo & State Fair	1,350
25	Insurance California Dept	1,170

DEMOGRAPHICS // Rio Linda Manor (Senior LIHTC)





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