

5-Unit Plus Available Properties in Sacramento, El Dorado, and Placer County. Sorted by calculated gross rent multiplier based on current list price. February 6, 2007. Information provided by John Lockwood, Elite Properties, (530) 672-9160. Information based on MLS data, from multiple sources. Information is believed accurate but has not been verified. Interested parties should independently verify.

Address	Total # Indiv Units	Total Op Expenses	Year Built	ML_Numb er	Gross Annual Income	Gross Inc Multiplier (MLS)	Current Price	Gross Rent Multiplier (Calculated)
3740 Astoria St Sacramento, CA 95838	12	21650		60130085	108000	11	949,000	9
935 Johnfer Way Sacramento, CA 95831-1665	38	0	1970	70001392	348998	0	3,400,000	10
5939 Sutter Ave Carmichael, CA 95608-2733	40	175391	1961	60105932	313020	0	3,050,000	10
5716 42ND St Sacramento, CA 95824	18	77400		60071241	161583	0	1,575,000	10
3110 w St Sacramento, CA 95817	9	0	1970	60131274	70000	0	689,000	10
2382 Boxwood St Sacramento, CA 95815-3235	8	0		60130127	60480	0	599,990	10
6344 Greenback Ln Citrus Heights, CA 95621	24	0		60069849	208800	0	2,088,000	10
2125 North Ave Sacramento, CA 95838-3110	29	34250	1970	70002866	215520	0	2,195,000	10
3532 Y St Sacramento, CA 95817	16	0		70012227	114756	0	1,175,000	10
900 Sonoma Ave Sacramento, CA 95815-1240	8	16560		60131618	55200	0	575,000	10
1429-1419 El Monte Ave Sacramento, CA 95815-2927	6	8600		70000124	50400	0	525,000	10
6225-6221 39 St Sacramento, CA 95824-3503	18	0	1970	70000319	165000	0	1,750,000	11
3060 BELL St Sacramento, CA 95821	38	39000	1970	60045589	317860	12.2	3,389,000	11
3911 Watt Ave Sacramento, CA 95821-2647	11	0		70013050	90000	0	1,000,000	11
2553 Lexington St Sacramento, CA 95815-2547	5	0		60076626	42000	0	469,000	11
3236 X St Sacramento, CA 95817-1238	8	0		60132216	58000	0	649,000	11
3013 Airport Rd Placerville, CA 95667-6004	7	0	1941	60060452	44100	0	499,000	11
4511 Roosevelt Ave Sacramento, CA 95820-4552	9	16527	1970	70006984	74280	11.38	845,000	11
691 El Camino Ave Sacramento, CA 95815-2440	8	17000	1949	60109111	57120	13.13	649,900	11
4510 65th St Sacramento, CA 95820-3326	7	9	1967	60124072	82200	0	940,000	11
375 El Camino Ave Sacramento, CA 95815-2150	8	0		70002955	60600	0	699,900	12
2408-2414 P St Sacramento, CA 95816-6263	2	0		60130838	181080	0	2,134,000	12
1403 E St Sacramento, CA 95814-1416	5	0	9999	70004548	46200	6.8	549,000	12
1814 E St Sacramento, CA 95814-1027	9	47729		70004491	69969	12	835,000	12
7761 Lialana Way Citrus Heights, CA 95610-5038	8	0		60114426	62400	0	775,000	12
2352 Moraine Cir Rancho Cordova, CA 95670	0	0	1955	60027412	58800	0	738,000	13
1128 Lincoln Way Auburn, CA 95603-5121	14	0	1940	60119662	77820	0	979,000	13
2348 Moraine Cir Rancho Cordova, CA 95670	0	0	1955	60027423	62400	0	788,000	13
3630 3rd Ave Sacramento, CA 95817	8	69176	1965	60107430	47598	0	625,000	13

4113 58th St Sacramento, CA 95820-3112	8	7752	1953	70012461	83100	0	1,100,000	13
2720 Cambridge Rd Cameron Park, CA 95682-9253	8	0	1980	70010664	83000	0	1,099,000	13
2104 Dawn Way Sacramento, CA 95825	6	0		70010107	63600	0	850,000	13
2400 Cottage Way Sacramento, CA 95825-1920	10	0	1976	70007543	96700	0	1,295,000	13
5250 14th Ave Sacramento, CA 95820-3065	8	12000		70012106	66780	0	897,900	13
2616 T St Sacramento, CA 95816-7350	9	9238		60113556	73800	0	999,999	14
430 Harding Ave Sacramento, CA 95833-2558	5	0	1989	60071093	39600	0	549,999	14
4051 21st St Sacramento, CA 95822-1303	0	0		60118341	46800	0	650,000	14
3222 2nd Ave Sacramento, CA 95817-1940	8	0		60103663	54456	0	765,000	14
4620 Marconi Ave Sacramento, CA 95821-4351	28	0		60129086	168912	0	2,400,000	14
415 14th St Sacramento, CA 95814-1409	5	412		60131585	34320	0	499,950	15
260 Harding Ave Sacramento, CA 95833-2534	7	0	1960	60087085	54600	0	799,000	15
5484 Carlson Dr Sacramento, CA 95819-2458	13	0	1965	60102519	101820	0	1,500,000	15
2909 16th Ave Sacramento, CA 95820-2547	6	0	1950	60131427	43000	0	639,000	15
2312 Villanova Cir Sacramento, CA 95825-7554	8	25923		60124516	65955	0	1,000,000	15
1710 G St Sacramento, CA 95814-2141	9	0		60055749	66600	0	1,050,000	16
4248 Howard Cir Diamond Springs, CA 95619	5	0	1947	60023096	45600	0	729,000	16
717 Lampasas Ave Sacramento, CA 95815-2237	8	0	1970	60124515	62400	0	1,000,000	16
2321 N St Sacramento, CA 95816-5728	7	17194	1963	60105895	45840	0	737,000	16
1752 Bell St Sacramento, CA 95825	8	0	1965	60122723	65100	0	1,050,000	16
4521 Greenback Dr Placerville, CA 95667	15	0		60080315	136000	0	2,399,000	18
4732 67th St Sacramento, CA 95820-4322	12	0	1992	70003422	141000	0	2,490,000	18
1728 Richmond St Sacramento, CA 95825	16	0	1959	60060899	108000	0	1,985,000	18
9999 Snooks Rd Colfax, CA 95713-9742	4	0		60126766	28200	5	625,000	22
6400 Hwy 49 Lotus, CA 95651	5	0	1993	70012122	150000	0	3,500,000	23
1131 Santa Barbara Ct Sacramento, CA 95816-5347	5	0	1941	60102510	39600	0	950,000	24
2625 Del Paso Blvd Sacramento, CA 95815	6	0		60066059	25800	0	675,000	26
4570 Perry Ave Sacramento, CA 95820-5153	6	0	1955	50014653	25200	0	1,100,000	44

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