



Downtown Sacramento has a residential population of 17,620 and is expected to grow by nearly 4.5% over the next 5 years.* In 2008, 281 residential units were added to downtown and in 2009 245 units have already be completed. The Central City neighborhood is home to a diverse mixed-income community.

*Source: CoStar. Downtown Sacramento defined as 1-mile radius from 9th & J streets.

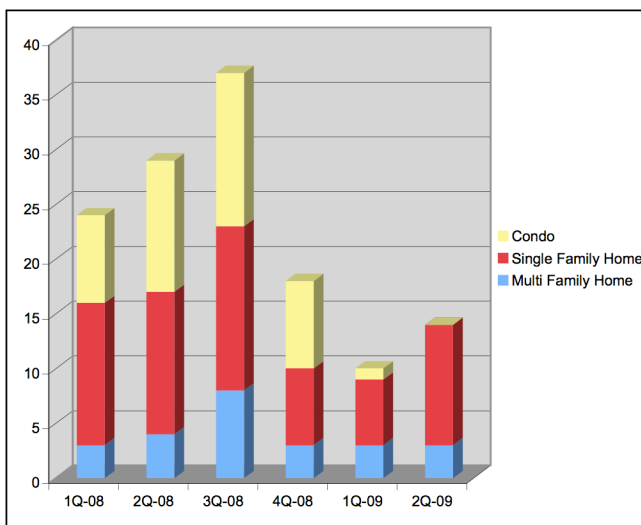
Under Construction

| Projects | Unit | Ground-breaking | Estimated Completion |
|--------------------------------|---------------|-----------------|----------------------|
| Railyards (5&I) | 11,085 | 2009 | 2022 |
| K Street Entertainment Project | 130 | 2009 | 2010 |
| Tapestri Square | 58 | 2007 | TBD |
| Washington Park Village | 52 | 2006 | TBD |
| Total | 11,325 | | |

Proposed

| Projects | Unit | Ground-breaking | Estimated Completion |
|-----------------------|--------------|-----------------|----------------------|
| Docks Project | 1,155 | TBA | TBD |
| East End Gateway 4 | 4,066 | TBD | TBD |
| Metropolitan | 320 | TBD | TBD |
| Township 9 | 2,700 | TBD | TBD |
| Crystal Ice Building | 150 | 2009 | TBD |
| 7th & H Streets | 160 | 2010 | 2011 |
| The Creamery | 217 | 2009 | TBD |
| Maydestone Apartments | 32 | TBD | TBD |
| Total | 8,800 | | |

Home Sales by Type[§] & Completed Downtown Housing



[§]SacBee Home Sales Database Online. "Residential" sales not listed as Multi-Family or Condo were assumed to be Single Family Homes (SFH).

Sales Volume and Prices 2007-2008[§]

| Quarter | # Sold | Median Price | Avg Price |
|---------|--------|--------------|-----------|
| 2Q-09 | 14 | \$327,875 | \$347,452 |
| 1Q-09 | 10 | \$355,000 | \$345,985 |
| 4Q-08 | 18 | \$366,250 | \$351,873 |
| 3Q-08 | 37 | \$378,750 | \$410,353 |
| 2Q-08 | 28 | \$363,474 | \$352,979 |
| 1Q-08 | 23 | \$417,000 | \$416,824 |
| 4Q-07 | 25 | \$326,000 | \$357,439 |
| 3Q-07 | 19 | \$407,000 | \$413,007 |

[§]SacBee Home Sales Database Online for Zip Code 95811, 95814