

Q2 2015 Downtown Sacramento: Investment & Activity

More than 1.1 billion in private and public investments were made downtown in the past decade. New investment in the urban core is changing the landscape with new office, retail, residential, cultural, and transit projects.

RECENT PROPERTY SALES

| BUILDING | QTR SOLD | OWNER |
|-------------------------------|----------|---------------------------------------|
| Retro Lodge | Q1 2014 | Sutter Capitol Group |
| 1517 L Street | Q1 2014 | New Car Dealers Association |
| 1110 K Street | Q3 2014 | California Faculty Association |
| 555 Capitol Mall | Q3 2014 | Buzz Oates Group & New Legacy 555 LLC |
| 730 I Street | Q3 2014 | Sports Basement |
| 419 J Street | Q3 2014 | Silver Lining Properties |
| Men's Macy's | Q3 2014 | City Of Sacramento |
| Ransohoff Building | Q4 2014 | Sutter Capital Group |
| 501 J Street | Q4 2014 | Kaiser Permanente |
| 1001 K Street Unit 100 | Q4 2014 | Capitol Morning Report |
| 800 J Street Lofts | Q1 2015 | The Wolff Company |
| 1325 J Street | Q1 2015 | Princeton Holdings/Bluestone Group |
| 630 K Street | Q2 2015 | Swift Real Estate Investors |
| 1001 K Street Unit 400 | Q2 2015 | California Republican Party |
| 920 K Street | Q2 2015 | 10kay |
| 924 K Street | Q2 2015 | 10kay |
| 930 K Street | Q2 2015 | 10kay |
| Senator Hotel* | Q2 2015 | Swift Real Estate Investors |

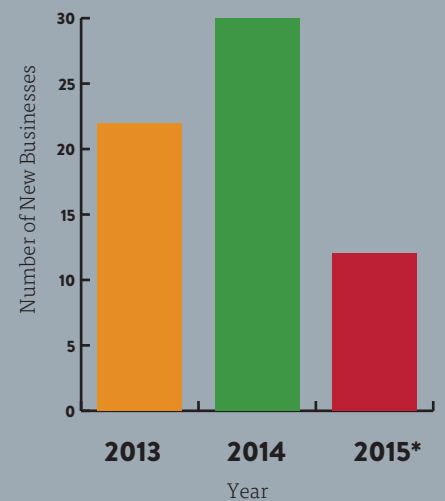
*Sale pending

NEW BUSINESSES

| YEAR | NEW BUSINESSES |
|------|----------------|
|------|----------------|

| | |
|--------------|----|
| 2013 | 22 |
| 2014 | 30 |
| 2015* | 12 |

*As of June 30, 2015



*As of June 30, 2015


downtown
 SACRAMENTO PARTNERSHIP

980 9th Street, Ste 400 • Sacramento, CA 95814
 P: 916-442-8575 • www.downtownsac.org

DEVELOPMENT PROJECTS

| PROJECT NAME | PROJECT SQ. FT. | HOUSING UNITS |
|--------------|-----------------|---------------|
|--------------|-----------------|---------------|

COMPLETED

| | | |
|--|---------|-----|
| 15th & R Street Reuse | 15,000 | |
| 16 Powerhouse | 60,000 | 50 |
| 2500 R Midtown | 46,500 | |
| California Family Fitness | 32,000 | |
| California New Car Dealers Association | 13,000 | |
| Cannery Place Apartments | TBD | |
| Legado de Ravel | 70,194 | 84 |
| Tapestri Square | 120,000 | 58 |
| The Ridgeway | 14,156 | 22 |
| Warehouse Artist Lofts (WAL) | 314,400 | 116 |

UNDER CONSTRUCTION

| | | |
|--|------------|-------|
| 700 Block of K Street | 250,000 | 137 |
| California Fruit Building | 59,000 | |
| E. Claire Raley Studio for the Performing Arts | 49,952 | |
| Eviva | 180,000 | 118 |
| Golden1 Center | 2,279,000 | |
| Railyards Infrastructure | 10,000,000 | |
| Rochdale Building | 10,400 | |
| Sacramento Intermodal Facility | 127,000 | |
| The Bridge District | 9,600,000 | 4,000 |
| The Creamery | 121,837 | 117 |
| The Mill at Broadway | 1,000 | |

PROPOSED

| | | |
|-------------------------------|-----------|-------|
| 1500 S Street Mixed Use | 108,000 | 76 |
| 515 T Street | 15,458 | 14 |
| B Street Theatre | 47,914 | |
| Community Center Theatre | 66,758 | |
| County Courthouse | 405,000 | |
| Downtown Plaza Tower | 380,730 | 45 |
| i15 Complex | 67,000 | 80 |
| Ice Blocks | 200,000 | 150 |
| Kaiser Hospital (Railyards) | 1,200,000 | |
| Kaiser Permanente | 200,000 | |
| Marshall Hotel | 137,805 | 10 |
| MLS Soccer Stadium | TBD | |
| Museum of Railroad Technology | 100,000 | |
| Powerhouse Science Center | TBD | |
| Q19 | TBD | 72 |
| Sacramento Commons | TBD | 1,150 |
| Senior Artist Community | 156,481 | 160 |
| Sports Basement | 70,000 | |
| The Docks Project | 1,263,240 | 1,100 |
| Township 9 | 2,800,000 | 2,700 |
| Vanir Tower | 372,000 | |
| Whole Foods | 40,000 | 140 |

As of July 2015

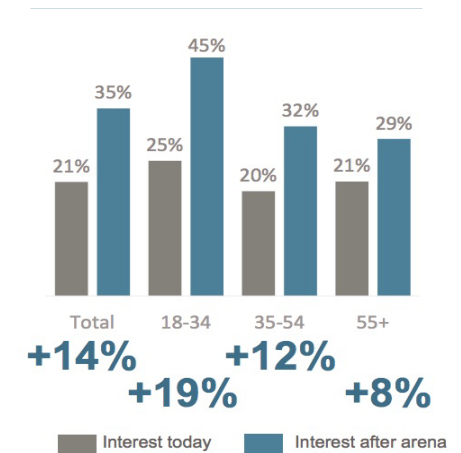
OFFICE MARKET STUDY FINDINGS

In 2014, DSP commissioned Mering Carson for a research study of Downtown Sacramento's office market to understand strategic advantages and opportunities.

Key findings:

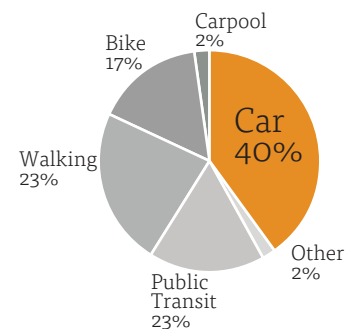


Downtown is perceived as the region's business hub where everything intersects



The arena is helping buoy interest in working and living downtown

Preferred Mode of Transportation



There is a desire in the market for multi-modal transportation