LDK | VENTURES

SACRAMENTO MULTIFAMILY MARKET

THE CASE FOR A NEW URBAN DESTINATION

Denton Kelley

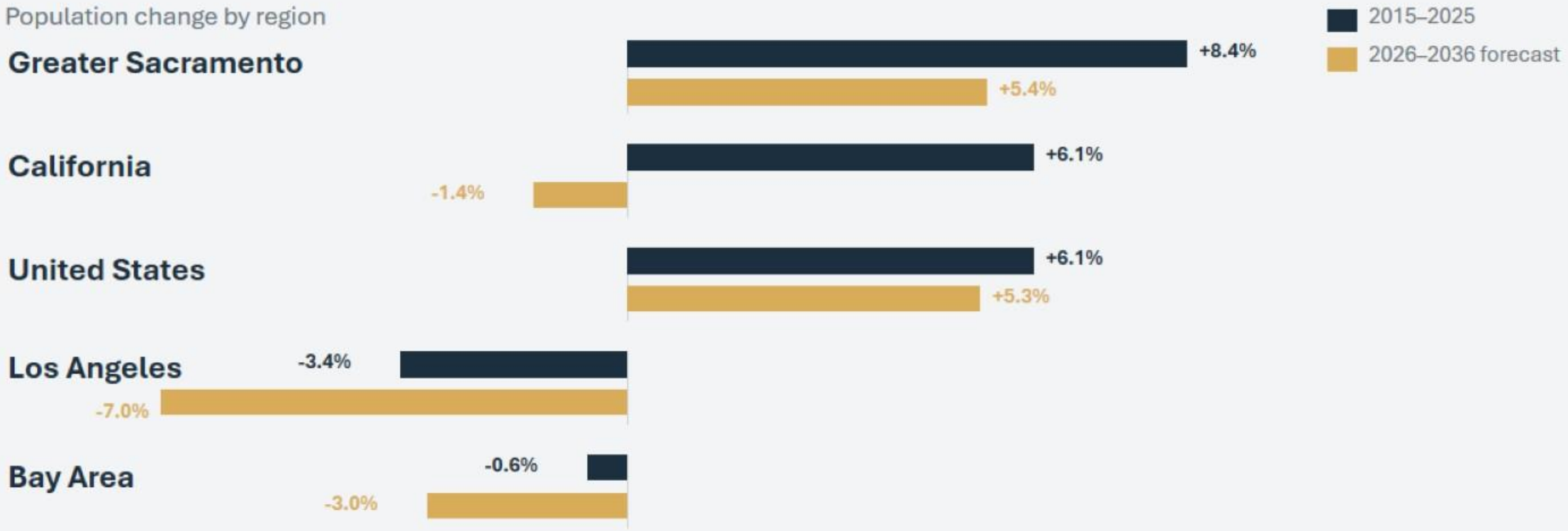
President & CEO

North State BIA Market Forecast | October 2026

“Jobs Create Housing Demand”

The foundation of a healthy regional housing market

Greater Sacramento Leads California in Population Growth



Source: Lightcast/EMSI, 2026; GSEC calculations

Sacramento's Job Growth Stands Out

Employment change relative to Q3 2022

REGION	CHANGE	JOBS
Sacramento	**+1.2%**	**+6,971**
Fresno	+0.7%	+2,342
Riverside	−0.2%	−1,119
Orange	−0.7%	−9,799
San Diego	−1.0%	−13,565
Santa Clara	−2.5%	−24,891
San Francisco	−7.6%	−50,253
Los Angeles	−2.4%	−90,226

Sacramento leads the listed regions in jobs added since the recent benchmark.

Source: GSEC Board Orientation; employment benchmark Q3 2022. Selected regions shown.

Sacramento Multifamily: A Submarket Comparison

Q2 2026 • Colliers submarket data



Source: Colliers, Sacramento Multifamily Market Statistics, Q2 2026. Central Sacramento is broader than the urban grid.

Why Are Suburban Markets Outperforming?

EMPLOYMENT

Job centers close to home

LIFESTYLE

Convenience and amenities

Schools, parking, daily services

CONFIDENCE

Predictable experience

Perceptions of safety and quality

The Highway 50 corridor illustrates the power of an established technology and semiconductor employment ecosystem.

Sacramento Urban Residential Dilemma

HIGHER CONSTRUCTION COSTS FOR DENSE RESIDENTIAL BUILDING TYPOLOGIES

Structured parking, podium, etc

LOWER RENTS RELATIVE TO CLASS A SUBURBAN COMPS

Need 20%+ rent growth to make new multifamily development feasible

LESS JOB GROWTH THAN SUBURBAN EMPLOYMENT CENTERS

Need more private-sector job growth in the Sacramento urban core.

Urban development faces a three-part challenge: higher construction costs, constrained achievable rents and fewer nearby private-sector jobs.

20%+ rent growth is an LDK development feasibility estimate.

Flipping the Script for the Urban Core

01

REGIONAL DESTINATION ANCHORS

Sports, live entertainment and cultural experiences attract visitors from across the region.

02

PUBLIC REALM

Clean, safe streets and activated plazas create a welcoming environment.

03

URBAN NEIGHBORHOOD

Consistent activity supports restaurants, retail and vibrant street life.

04

RESIDENTIAL DEMAND

A complete neighborhood gives residents more reasons to choose urban living.

The Railyards connects these elements into one managed, walkable urban district.

The Railyards: Regional Destination Anchors

Q1 2028

PAINT SHOP

Live entertainment destination



SUMMER 2028

REPUBLIC FC STADIUM

20,000-seat sports destination



2029

KAISER PERMANENTE

Medical campus & employment anchor



Anchors will bring people to The Railyards 7 days a week, 18 hours a day.

The Railyards: Momentum | The AJ

90%+

OCCUPANCY

Stabilized residential community

$1,800–$1,900

STUDIO RENT

Starting monthly rent

$2,700–$3,100

TWO-BEDROOM RENT

Monthly rent range







The AJ demonstrates existing residential demand in The Railyards.

The Railyards: Momentum | Central Shops

3,600 SEAT ENTERTAINMENT VENUE

4–5 ANTICIPATED RESTAURANT & BAR OFFERINGS



The combination of residents, restaurants and destination anchors creates a vibrant urban neighborhood.

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THE NEXT CHAPTER OF URBAN LIVING

From a place to live to a place people want to be.

“We don’t just need to build more housing downtown. We need to build the kind of urban neighborhood people choose to call home.”

Denton Kelley | President & CEO

