

915 - 921 TOMATO ALLEY

SACRAMENTO, CA | FULL
ENTITLED URBAN INFILL SITE
LOCATED IN OPPORTUNITY ZONE



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THE OPPORTUNITY

± 3,234
LAND SF

009-0131-033-000
915/917 TOMATO ALLEY APN

009-0131-034-000
919/921 TOMATO ALLEY APN

ONE OF A KIND OPPORTUNITY NEAR MAJOR DOWNTOWN DEVELOPMENTS

915-921 Tomato Alley (the “Property”) is a wonderful, fully entitled opportunity for development of single-family homes with auxiliary dwelling units. The Property consists of two (2) parcels, APN 009-0131-033-000 and 009-0131-034-000, approximately ± 3,234 square feet of land, centrally located in the Southside Park area of Sacramento. The Property is a vacant and rectangu-

lar shaped lot, measuring approximately 40 feet frontage along Tomato Alley and is approximately 80 feet deep. The Property is zoned R-1-SPD. Development standards, allowable uses, etc. are available via the City Of Sacramento at <https://www.cityofsacramento.org/Community-Development/Planning/Current-Planning/Zoning>. Located in a Qualified Opportunity Zone, the

Property is one of the few, rare undeveloped lots in Downtown Sacramento. The Property benefits from proximity to major development projects in Downtown Sacramento such as the Ice Blocks, DOCO, the Golden 1 Center and the R Street corridor. Nestled between Interstate 80 and 5, Broadway, 15th and 16th Street. Access to the great Sacramento Area is just moments away.



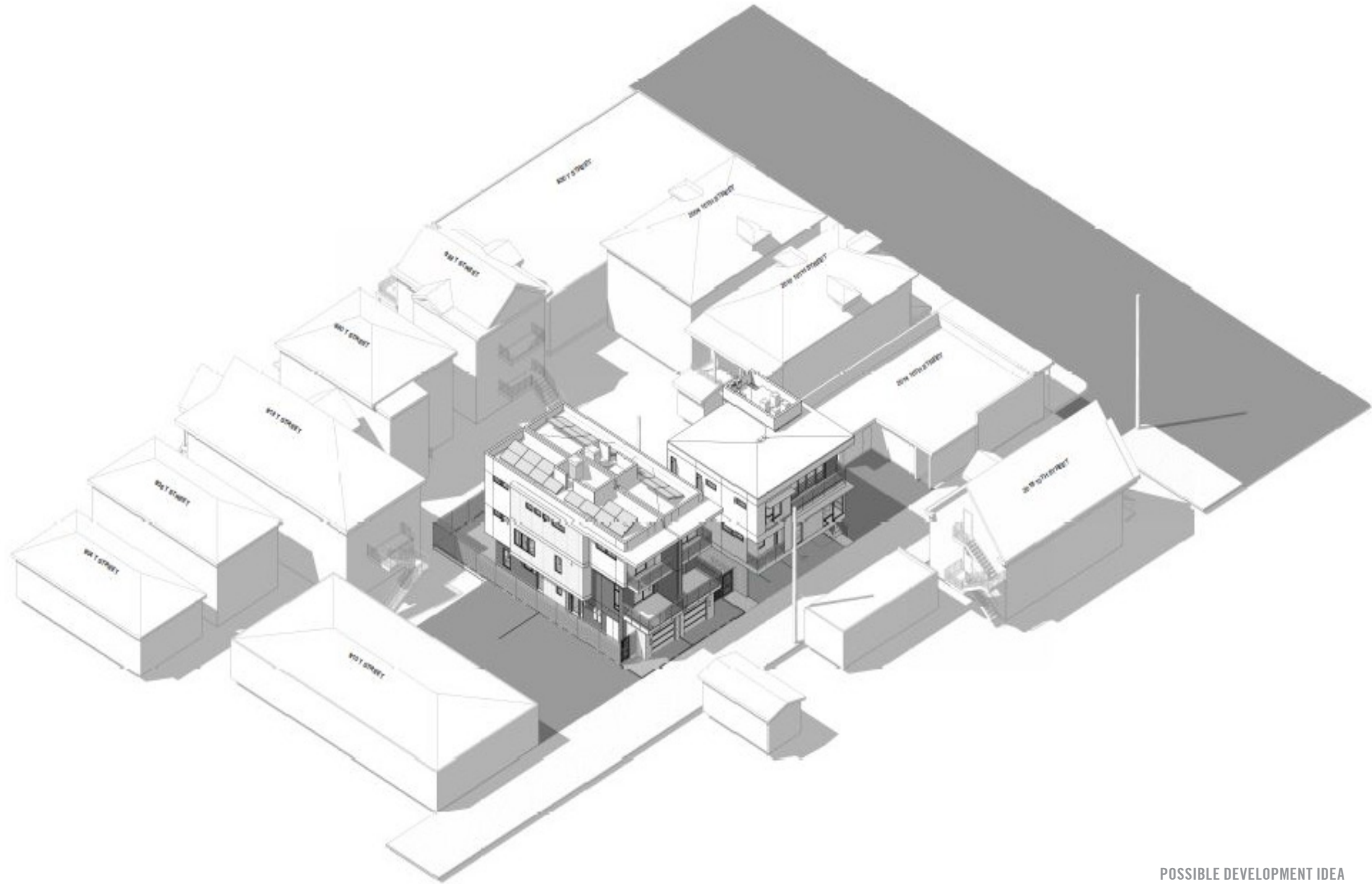


PROPERTY DETAILS

Address: 915-921 Tomato Alley, Sacramento, California, CA 95814
Parcel Number: 009-0131-033-000 (915/917 Tomato Alley)
009-0131-034-000 (919/921 Tomato Alley)
Price: \$555,000
Lot Size (SF): ± 3,234 SF
Zoning: R-1-SPD

Investment Highlights:

- Opportunity Zone Infill Development Site
 - Rare Vacant Lot on High-Traffic Corridor
 - Central Location to Downtown and Midtown
 - Proximity to Calpers, Golden 1 Center, DOCO, R Street Corridor
- *Current construction financing may be assumable, subject to lender approval



POSSIBLE DEVELOPMENT IDEA



R STREET CORRIDOR

10+
NEARBY DEVELOPMENTS

1,000+
NEW HOUSING UNITS

75+
NEARBY AMENITIES

URBAN SACRAMENTO'S MOST VIBRANT CREATIVE AND MIXED-USE DISTRICT

R Street, an avenue of old industrial warehouses, has been transformed into a community of high-end office workers, artisans, restaurants and residents. Since 2016, thousands of new residential units have been added to the immediately area. Midtown, already recognized nationally as one of the most walkable business/residential neighborhoods in America, unofficial home of the farm-to-fork movement and home to over 100 restaurants and eateries, became even more popular with rents soaring into the upper \$42 per SF annual range and vacancies diminishing to under 4%. Residential rents which had historically hovered below \$2 per square foot escalated to \$3.50+ per SF for best-in-class properties.

The R Street Corridor is the creative epicenter of downtown thanks to the medley of artists, designers,

and creatives residing and working in the corridor. R Street is a uniquely urban neighborhood that offers a variety of housing, dining and entertainment choices with more on the way. Part of the excitement behind R Street's emergence as a vibrant and distinctive district rests in the area's unique history as the State's first railroad and industrial corridor. Many brick buildings, landmarks, and street elements still reflect the former rail-based business activity that existed for over century. Now, instead of warehouses and industrial shops, R Street's historic structures are now home to some of the best dining, cocktails, entertainment, art and design that Sacramento has to offer.

R Street is the place to be for specialty boutiques. The WAL Public Market alone offers vintage clothing and home goods, music, handmade shoes, and

Moroccan rugs just to name a few. If there's one thing you can count on when exploring R Street, its variety. Whatever you're craving, from heaven in a bowl to the finest craft beer, R Street is sure to be the highlight for any foodie. Some of R Street's more notable restaurants include Beast + Bounty, Mendocino Farms, Device Taproom, Mas Taco, Fish Face Poke Bar, Bottle and Barlow, Shady Lady, Plant Power Fast Food, Market 515, Fox & Goose, and Iron Horse Tavern. In addition to enjoying the abundance of regional dining flavors, you can find the hippest local and national music acts at a number of R Street venues highlighted by Ace of Spades, Sacramento's premier small concert venue. Amenities and services are part of what makes the R Street Corridor not just a place people want to visit, but where they want to work and live.





OPPORTUNITY ZONE

The Property is situated within an Opportunity Zone, an economic development tool added to the tax code by the Tax Cuts and Jobs Act of 2017. The tool, which was created to spur development in underserved communities, provides attractive capital gains deferment for qualifying properties.

While the program was designed to help underserved

and blighted communities, the legislature also extended the zones in growing and robust markets, such as Midtown, Sacramento. As such, an investor can realize the tax benefits of the Opportunity Zone, but with little risk or downside, because the project is located in the epicenter of Midtown.

To qualify for the tax benefits, an Opportunity Zone

investor must make improvements to the property equal in cost to the acquisition price within 30 months. Whether the buyer redevelops the existing building or constructs a new building on the land, the influx of new capital into the project will surely match the acquisition price, thus making the Property a perfect Opportunity Zone redevelopment project.

TAX BENEFITS

TEMPORARY DEFERRAL

Capital Gains from the sale of any asset (if reinvested in 180 days) are deferred until the sale of the new investment, or December 31, 2026, whichever is earlier.

STEP-UP IN BASIS

Any investment reinvested and held for 5 years gets tax gets a tax basis increase of 10% and any investment held for 7 years gets a tax basis increase of 15%.

PERMANENT EXCLUSION

Investments held for 10 years will pay no capital gains tax on the post acquisition gains. This permanent exclusion applies only to the gains accrued in the OZ Fund.





TOMATO ALLEY



NEARBY AMENITIES

915-921 Tomato Alley has one of the finest locations in the highly-desirable midtown submarket of Sacramento and is within easy walking distance of virtually every significant landmark in Sacramento's urban core:

POPULAR RESTAURANTS NEAR 915-921 TOMATO ALLEY (NOT ALL ARE MENTIONED HERE):

1100 R Street	Chipotle	Jack's Urban Eats	Old Soul Coffee	Shoki Ramen House
15R	Cornerstone	Jamie's Broadway Grill	Pachamama Coffee Coop	Squeeze Burger
58 Degrees & Holding Co.	Crepeville	Karma Brew	Paesano's	Tank House BBQ
1724 10th Street	Darling Aviary	Kru Japanese	Paragary's	Tapa the World
10R	Der Biergarten	Kupros Craft House	Plant Power Fast Food	Tea Cup Cafe
Ace of Spades	Eatuscany Cafe	Lowbrau	Portofino's	Temple Coffee
Aioli Bodega Espanola	Elixir Bar & Grill	Love Child	Press Bistro	Thai Basil
Art of Toys	Faces	Lucca	Pronto Pizza	Thai Canteen
Azul Mexican	Federalist Public House	Luna's Cafe & Juice Bar	Pushkin's Bakery	The Golden Bear
Badlands	Fieldwork Brewing Co.	Mango's/Burgertown	Q Street Bar & Grill	The Mill Coffee House
Bar West	FishFace Poke Bar	Make Fish	R15	The Porch
Bento Box	Fit Eats	Market 5-ONE-5	Red Rabbit	The Rind
BevMo	Fox & Goose Public House	Mercantile Saloon	Rick's Dessert Diner	The Waterboy
Bike Dog	Frank Fat's	Metro Kitchen & Drinkery	Riverside Clubhouse	Tres Hermanas
Bottle & Barlow	Ginger Elizabeth Chocolates	MidiCi Neapolitan Pizza	Roxie Deli and Barbecue	University of Beer
Broderick Midtown	Grange	Mikuni Sushi	Ruhstaller	Vic's Ice Cream
Burger Patch	Highwater	Monkey Bar	Sakamoto	Waffle Square Country Kitchen
Burgers and Brew	Ice Blocks	Morgan's Mill	Sauced BBQ & Spirits	Warehouse Artist Lofts (WAL)
Cafe Bernardo	I Love Teriyaki	Mulvaney's B&L	See's Candies	Yogurt a GoGo
Cantina Alley	Identity Coffee	N Street Cafe	Selland's	Zelda's Pizza
Centro Cocina Mexicana	Iron Horse Tavern	Nekter	Shady Lady	Zocalo





SACRAMENTO

15.3 MILLION
ANNUAL REGIONAL VISITORS

71,335
DAYTIME EMPLOYEES

215+
BARS / RESTAURANTS

CALIFORNIA'S FASTEST-GROWING METROPOLITAN AREA!

While the Golden 1 Center has expedited urban renovation on the K Street Grid, the renaissance of Sacramento's urban sectors surrounding the K Street Grid has been underway for several years now. Residential migration to the higher density urban cores is a phenomenon easily recognizable in Tier 1 population centers like New York, Chicago, Philadelphia, and in California, Los Angeles, San Francisco and San Diego. This same pattern is now beginning in

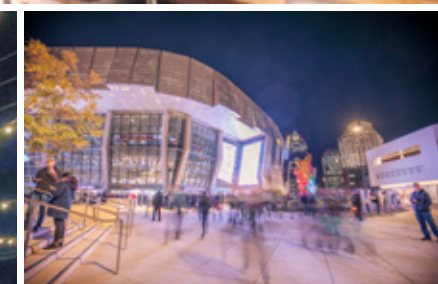
Tier 2 population centers like Portland, Denver, San Antonio and Sacramento.

The urban core of Sacramento (Downtown and Midtown) is the most desirable business location the Sacramento region and easily boasts the lowest combined commercial vacancy rate, hovering between 5 – 8%. This figure is impressive when factoring in many buildings marketed as "available" that are functionally obsolete and non-compliant. The ur-

ban core is the perfect fusion of multi-generational locally owned business, organic youth infused retail and services, a healthy dose of carefully selected national and regional retailers, the best restaurants east of the Bay Bridge, an eclectic mix of high-end demographic occupations all magically embedded in a landscape of unique older buildings and mature trees and flora.



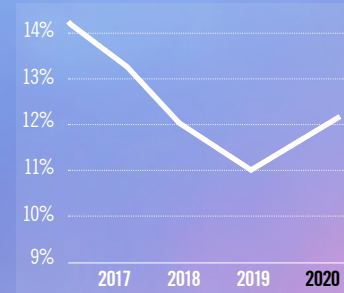
THERE'S A REASON EVERYONE IS COMING HERE.



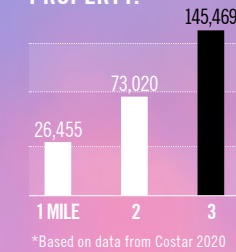
SACRAMENTO DATA BITES

Sacramento's relative affordability versus amenities remains one of its biggest draws. Population growth is expected to average about 1% (20,000 annually for the region) over the next five years and is expected to outpace the national average. Household growth continues to far outpace the rate of single-family and apartment deliveries. In July 2020 Sacramento was the most popular migration destination in the U.S, with more than half of home searches from buyers outside of the area (Redfin).

SACRAMENTO OFFICE VACANCY:

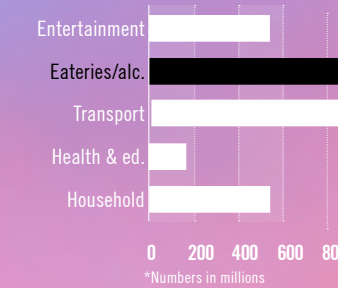


NUMBER OF EMPLOYEES WITHIN VARYING RADIUS OF THE PROPERTY:



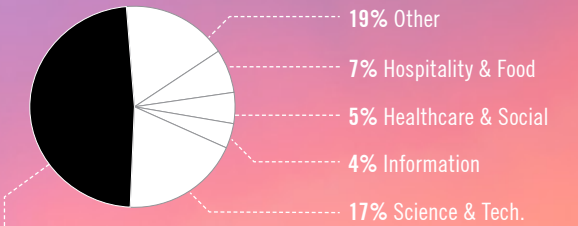
*Based on data from Costar 2020

ANNUAL CONSUMER SPENDING WITHIN A ONE MILE RADIUS OF THE PROPERTY:



*Numbers in millions

LARGEST EMPLOYMENT INDUSTRIES WITHIN 1 MILE RADIUS OF THE PROPERTY:



48% Public Admin. & Sales

SACRAMENTO'S CITY RANKINGS

- #1 Happiest workers in midsized cities
- #2 Top 10 most fun, affordable U.S. cities
- #2 in the U.S. for net millennial migration
- #4 U.S. metro clean tech index
- #4 Best cities for nerds
- #5 Hot startup cities
- #10 Best cities for women in the workforce
- #10 Best cities for coffee snobs
- #10 Least Stressed-out cities
- #14 America's coolest cities
- #16 Best cities for millennials

SACRAMENTO REGION ANNUAL SALARY BREAKDOWN:

Over \$100,000 - 17% \$60,000 - \$75,000 - 10% \$30,000 - \$40,000 - 12%
 \$75,000 - \$100,000 - 11% \$40,000 - \$60,000 - 18% Under \$30,000 - 32%



34.3% Of population have a bachelor's degree

Sources: SmartAsset 2018
Emsi 2019

WALK SCORE: 97

BIKE SCORE: 98

TRANSIT SCORE: 55

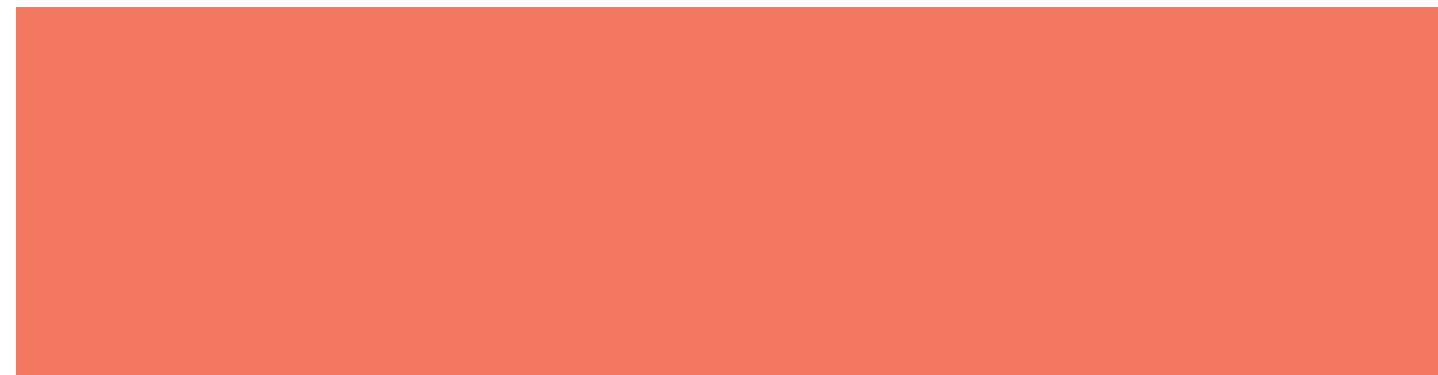
DEMOGRAPHICS

SURROUNDING AREA

	2 Mile Radius	5 Mile Radius
Population (2020)	68,716	361,165
Median Age (2020)	38.6	35.8
Households (2020)	35,220	145,100
Household Projection (2025)	36,930	151,468
Median Home Value	\$497,545	\$381,534
Avg. Household Income	\$89,603	\$80,659
Median Household Income	\$65,169	\$58,463
Traffic Counts (13th and R St.)	4,118 cars per day	

EMPLOYMENT DEMOGRAPHICS

	2 Mile Radius	5 Mile Radius
Number of Daytime Employees	128,633	278,512
Number of Businesses	9,244	23,629
Employees per Business	14	12
Total Consumer Spending	\$830.4M	\$3.5B
Avg. Spending per Capita	\$12,084	\$9,728
Avg. Household Income	\$89,603	\$80,659





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