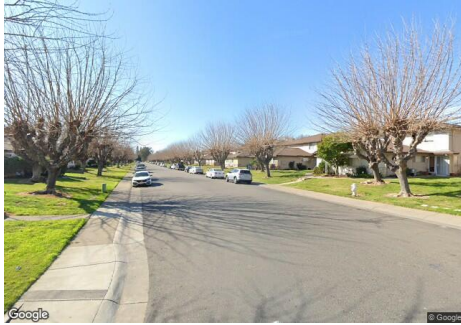




Haven Properties
 (916) 203-1260
 favinger@rwnetwork.com
 http://www.TheyCallMeMrEd.com



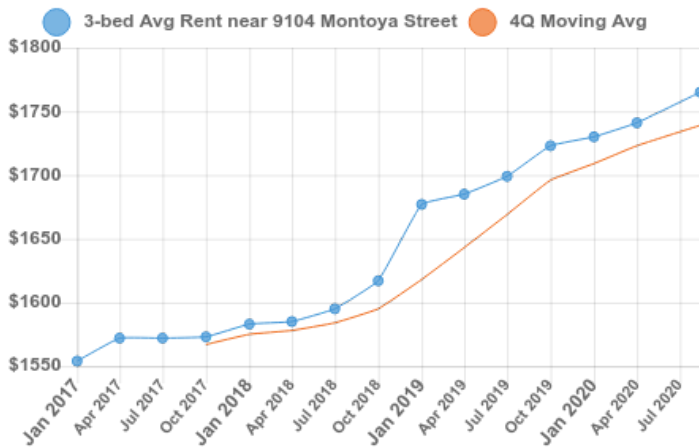
9104 Montoya Street Sacramento, California 95826

Results based on 37, 3-bedroom, 1½ or more bath rentals seen within 12 months in a 1.50 mile radius.

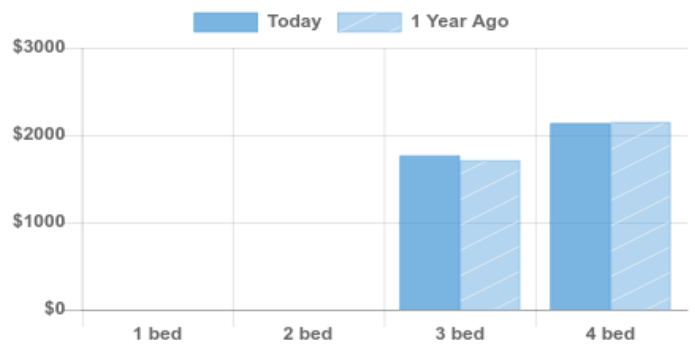
AVERAGE	MEDIAN	25 TH PERCENTILE	75 TH PERCENTILE
\$1,765 ±3%	\$1,798	\$1,541	\$1,989

Report generated: 13 Aug 2020

Historical Trend Line



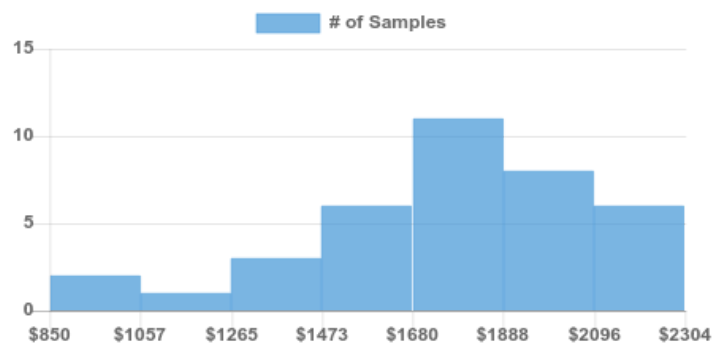
Average Rent by Bedroom Type



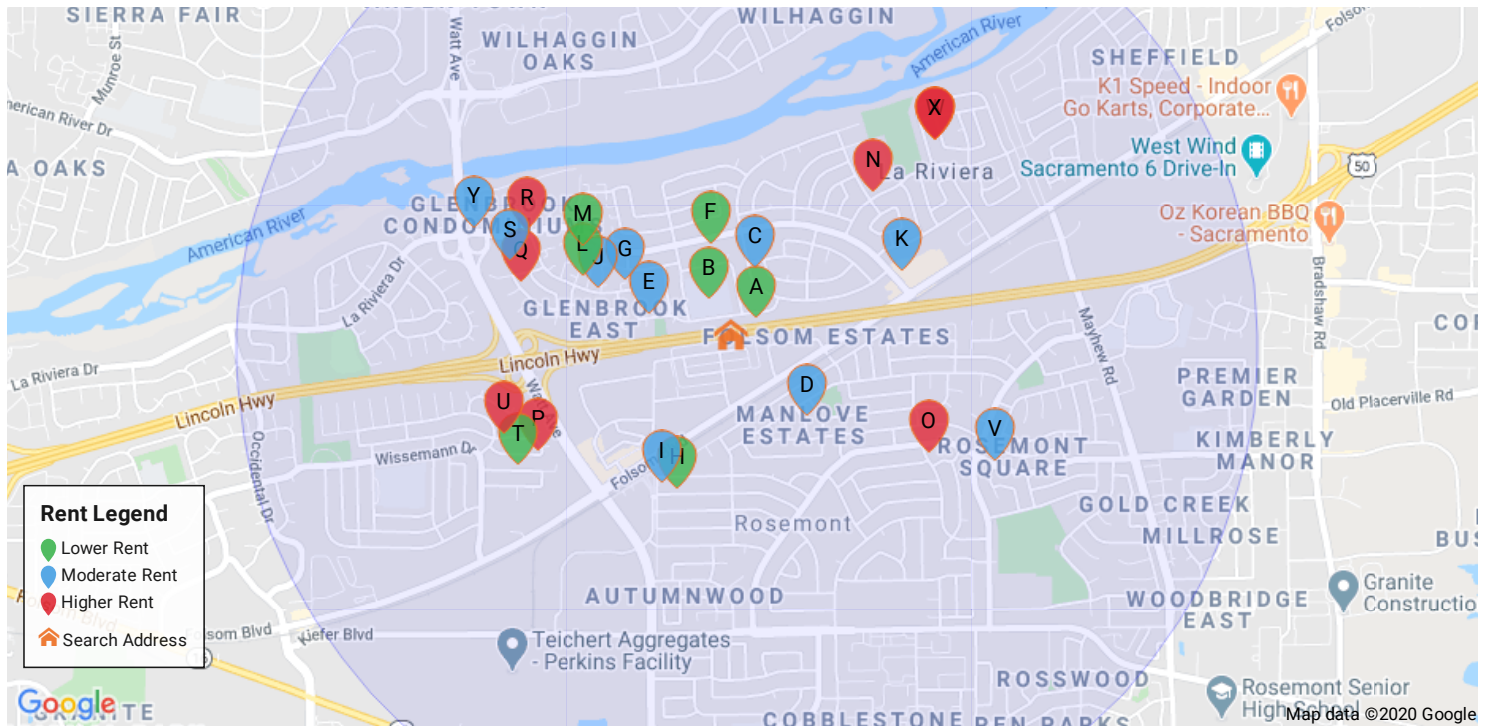
Summary Statistics

Sample Size	37
Sample Min	\$850
Sample Max	\$2,299
Sample Median	\$1,798
Sample Mean	\$1,765
Sample Standard Deviation	\$332
25th – 75th Percentile	\$1,541 – 1,989
10th – 90th Percentile	\$1,340 – 2,191
5th – 95th Percentile	\$1,219 – 2,311





Rent Distribution



Sample of Listings Used



Address	Distance	Rent	Size	\$/ft ²	Beds	Baths	Bldg Type	Last Seen
A 9068 Salmon Falls Dr, Sacramento, CA 95826	0.12 mi	\$1,400	1,209 ft ²	\$1.16/ft ²	3 bed	2.0ba	House	Nov 2019
B 9025 Salmon Falls Dr, Sacramento, CA 95826	0.24 mi	\$1,450	1,191 ft ²	\$1.22/ft ²	3 bed	1.5ba	Townhouse	Aug 2019
C 9001 Tuolumne Dr, Sacramento, CA 95826	0.31 mi	\$1,650	1,836 ft ²	\$0.90/ft ²	3 bed	3.0ba	House	Nov 2019
D 3009 Nikol St, Sacramento, CA 95826	0.34 mi	\$1,900	1,296 ft ²	\$1.47/ft ²	3 bed	2.0ba	House	Jul 2020
E 8959 Salmon Falls Dr, Sacramento, CA 95826	0.39 mi	\$1,845	944 ft ²	\$1.95/ft ²	3 bed	2.0ba	House	Jul 2020
F 8962, LA Riviera Dr, Sacramento, CA 95826	0.42 mi	\$990	1,055 ft ²	\$0.94/ft ²	3 bed	2.0ba	House	Jan 2020
G 8915 Salmon Falls Dr, Sacramento, CA 95826	0.53 mi	\$1,595	1,180 ft ²	\$1.35/ft ²	3 bed	1.5ba	Townhouse	Jun 2020
H 8917 Talisman Dr, Sacramento, CA 95826	0.59 mi	\$1,390	1,150 ft ²	\$1.21/ft ²	3 bed	2.0ba	House	Oct 2019
I 8900 New Dawn Dr, Sacramento, CA 95826	0.6 mi	\$1,700	1,288 ft ²	\$1.32/ft ²	3 bed	2.0ba	House	Aug 2019
J 8897 Salmon Falls Dr Unit C, Sacramento, CA 95826	0.61 mi	\$1,600	1,518 ft ²	\$1.05/ft ²	3 bed	2.5ba	Condo	May 2020
K 9331, LA Riviera Dr, Sacramento, CA 95826	0.65 mi	\$1,850	1,487 ft ²	\$1.24/ft ²	3 bed	2.0ba	House	May 2020
L 8879 Salmon Falls Dr E, Sacramento, CA 95826	0.68 mi	\$1,495	1,191 ft ²	\$1.26/ft ²	3 bed	1.5ba	Townhouse	Mar 2020
M 8852, LA Riviera Dr, Sacramento, CA 95826	0.73 mi	\$1,475	1,320 ft ²	\$1.12/ft ²	3 bed	1.5ba	Condo	Jul 2020
N 9139 Linda Rio Dr, Sacramento, CA 95826	0.76 mi	\$2,195	1,256 ft ²	\$1.75/ft ²	3 bed	2.0ba	Apartment	Oct 2019
O 3307 Eisenhower Dr, Sacramento, CA 95826	0.79 mi	\$2,000	1,288 ft ²	\$1.55/ft ²	3 bed	2.0ba	House	Jun 2020
P 8853 Garden Glen Way, Sacramento, CA 95826	0.87 mi	\$2,175	1,294 ft ²	\$1.68/ft ²	3 bed	2.0ba	House	Jul 2020
Q 8705 Grayling Way, Sacramento, CA 95826	0.89 mi	\$2,050			3 bed	1.5ba	House	Aug 2020
R 8795, LA Riviera Dr, Sacramento, CA 95826	0.94 mi	\$2,250	1,305 ft ²	\$1.72/ft ²	3 bed	2.5ba	Apartment	Jun 2020
S 8710, LA Riviera Dr, Sacramento, CA 95826	0.95 mi	\$1,900	1,487 ft ²	\$1.28/ft ²	3 bed	2.0ba	House	Mar 2020
T 8733 Brigham Way, Sacramento, CA 95826	0.97 mi	\$850	1,379 ft ²	\$0.62/ft ²	3 bed	2.0ba	House	Aug 2020
U 8805 Fallbrook Way, Sacramento, CA 95826	0.97 mi	\$2,095	1,294 ft ²	\$1.62/ft ²	3 bed	2.0ba	House	Nov 2019

Address	Distance	Rent	Size	\$/ft²	Beds	Baths	Bldg Type	Last Seen
 3124 Rosemont Dr, Sacramento, CA 95826	1.02 mi	\$1,895	1,346 ft ²	\$1.41/ft ²	3 bed	2.0ba	House	Sep 2019
 2620 Argolis Way, Sacramento, CA 95826	1.06 mi	\$2,000	1,226 ft ²	\$1.63/ft ²	3 bed	2.0ba	House	Jan 2020
 2620 Argolis Way, Sacramento, CA 95826	1.06 mi	\$2,000	1,300 ft ²	\$1.54/ft ²	3 bed	2.0ba	House	Feb 2020
 American River Parkway Watt Avenue Access, 8690, LA Riviera Dr, Sacramento, CA 95826	1.12 mi	\$1,750	1,191 ft ²	\$1.47/ft ²	3 bed	1.5ba	Condo	Jan 2020

Subject Property Details

9104 Montoya Street, Sacramento, California 95826

Vitals

Bedrooms

Baths

Year Built

Property Use Group

Tax Information

Year Assessed

Assessed Value \$

Tax Fiscal Year

Tax Rate Area

Tax Billed Amount \$

Sale Information

Assessor Last Sale Date

Assessor Last Sale Amount \$

Deed Last Sale Date

Deed Last Sale Amount \$

Property Size

Building Area ft²

Lot Area acres

Lot Dimensions x

Deed Information

Mortgage Amount \$

Mortgage Date

Lender Name

Other Information

Roof Material Unknown

HVAC Cooling Detail Unknown

HVAC Heating Detail Unknown

HVAC Heating Fuel Unknown

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