



Neighborhood Report



Bernard Overbey, REALTOR®, e-PRO

ERA Home Traditions

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Presented By

Bernard Overbey, REALTOR®[®], e-PRO



Realtor®

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Our Company

ERA Real Estate has been in the business of fulfilling the dream of homeownership since 1972 as Electronic Realty Associates. Today, it is one of the world's leading residential franchise brokerage networks, with more than 28,000 brokers and sales associates. For most people, buying or selling a home is one of the biggest financial commitments they will make in their lifetime. That's why ERA® professionals are committed to guiding customers through each step of the transaction and going beyond the basic responsibilities of a real estate broker or sales associate. We have been conducting business in the local area for many years. We have and continue to work hard to gain the respect of these many distinguished communities. This recognition is built upon a respect for our clients and neighbors. We hope your experience with us will further this reputation of personalized service and client satisfaction.

Our company is comprised of people who live and work in the surrounding communities. We have personal knowledge of each neighborhood's nature, and growth possibilities. Based on this we hope to find the perfect fit for you and your family. Every community is different. Whether your focus is schools, shopping, transportation, or recreational facilities our associates will draw upon their knowledge of the local areas to find the ideal property to meet your needs.

Our dedicated and talented staff of professionals will make every effort to make sure your transaction goes as smoothly as possible. We understand that we need to earn your business. We hope the level of detail found within this Comparative Market Analysis helps you with your decision making process. We want to do as much as possible to give you the information you need to price and market your most valuable asset - your home.

ERA Real Estate is the company of choice for customers and agents because ERA® sales associates are ethical, forward-thinking and results-oriented professionals who take a proactive approach to real estate. Agents can be sure they'll have the best tools and training to accomplish any job, while consumers can have total confidence that they are dealing with a consummate professional demonstrating the highest level of service and integrity.

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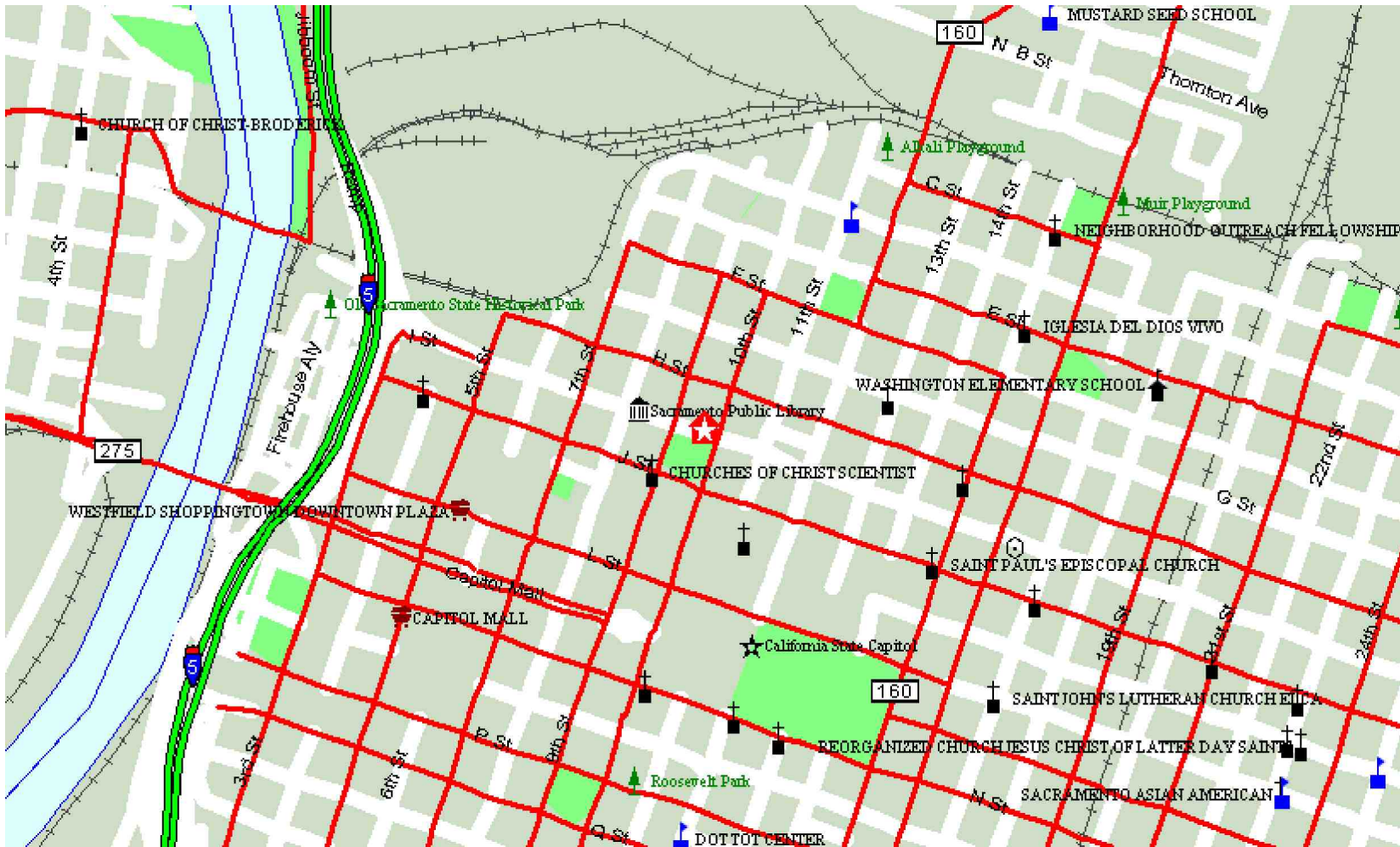
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SACRAMENTO, CA



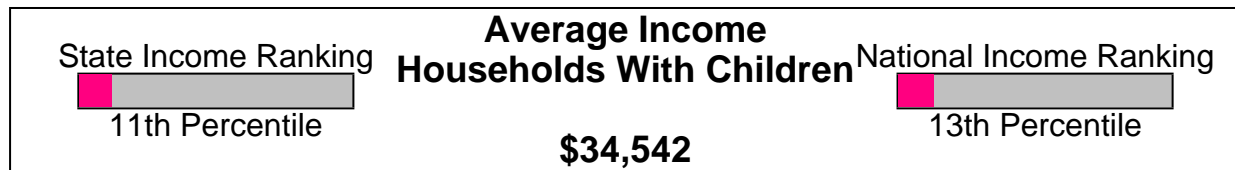
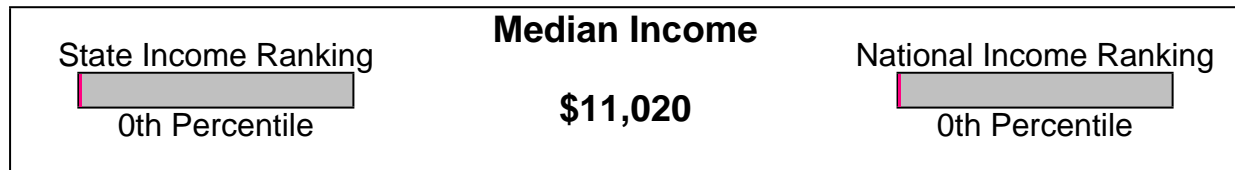


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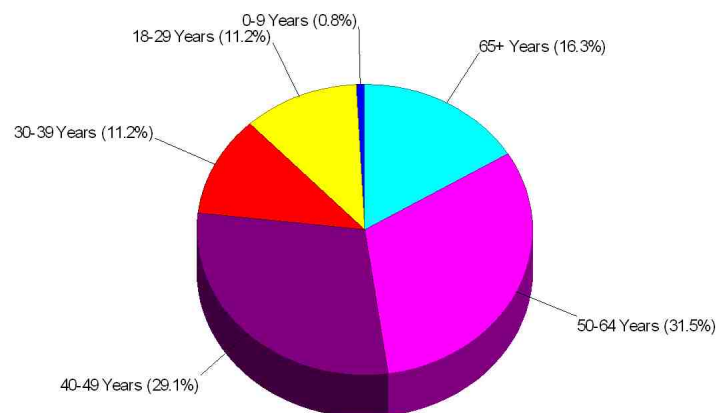


Income For Neighborhood Within City of Sacramento



Age Breakdown For Neighborhood Within City of Sacramento

Average Age = 49.2 Years



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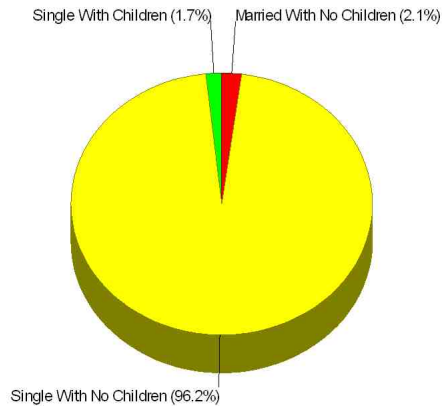
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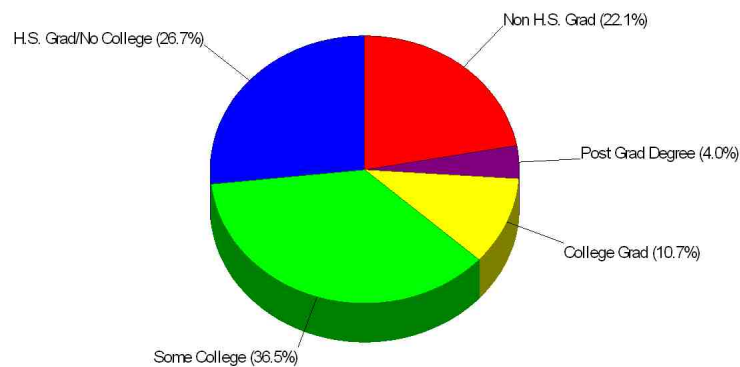
Household Characteristics For Neighborhood Within City of Sacramento

2.1% Married
1.7% With Children



Adult Education Level For Neighborhood Within City of Sacramento

77.9% High School Graduates
14.7% College Graduates



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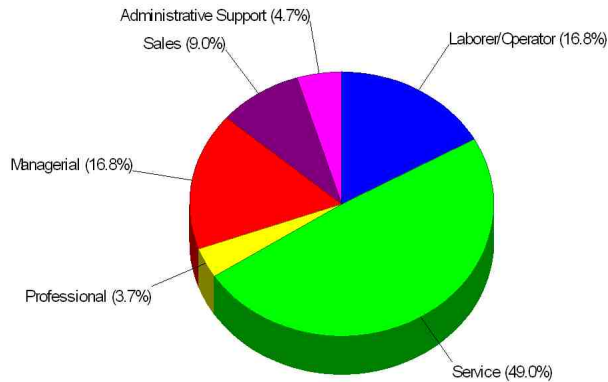


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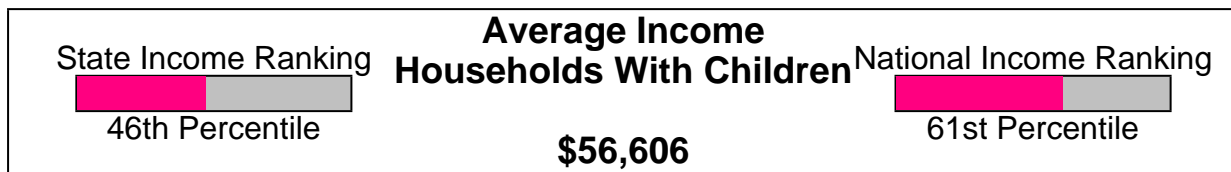
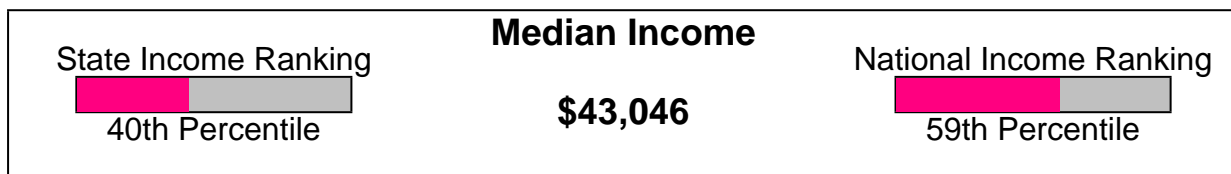


Employment For Neighborhood Within City of Sacramento Average Travel Time To Work = 21.6 Minutes



Occupation

Income For Area of Sacramento



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Population For Area of Sacramento

Population = 959,519
Land Area = 375.5 Square Miles

State Density Ranking



33rd Percentile

Population
Density

2,555

Persons
Per Square Mile

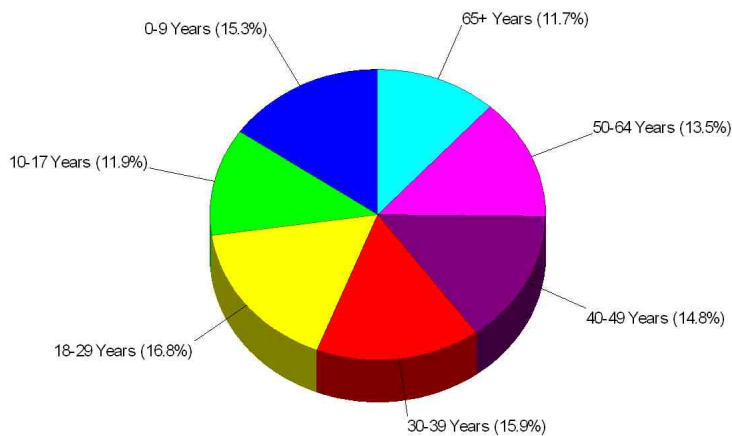
National Density Ranking



72nd Percentile

Age Breakdown For Area of Sacramento

Average Age = 33.9 Years



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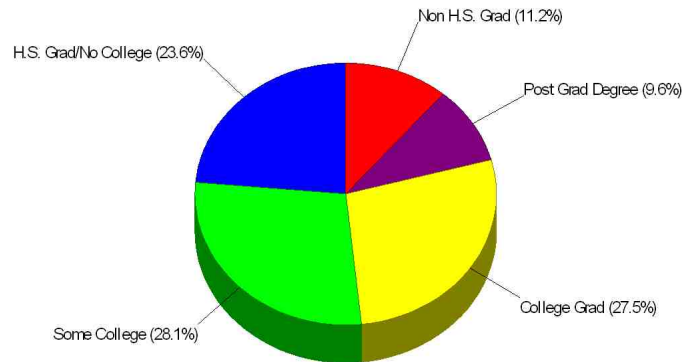
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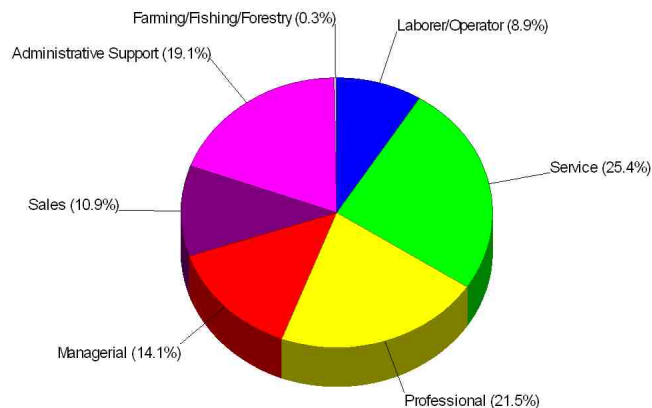
Adult Education Level For Area of Sacramento

**88.8% High School Graduates
37.1% College Graduates**



Employment For Area of Sacramento

Average Travel Time To Work = 26.7 Minutes



Occupation

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General Facts FOR SACRAMENTO CITY UNIFIED

SACRAMENTO CITY UNIFIED

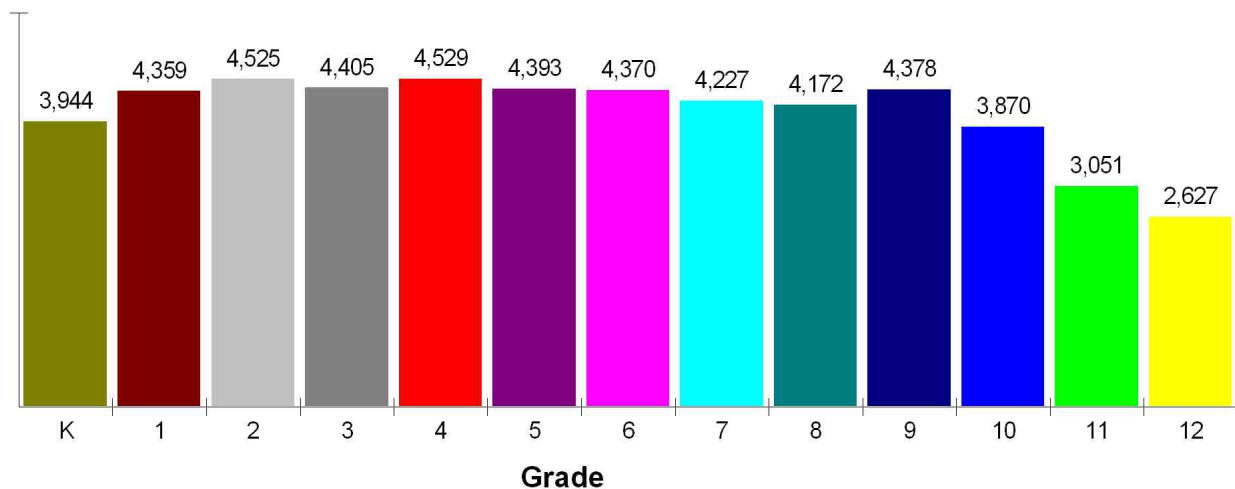
5735 47TH AVE.

SACRAMENTO, CA 95824

Type:	(916)264-4302	Independent Local District
Grade Range:		K - 12
Schools:		80
Teacher:		2,450
Students:		52,850
Student/Teacher Ratio:		21.6 To 1
Student/Librarian Ratio:		3,262.3 To 1
Secondary Student/Guidance Ratio:		525.5 To 1

Student Enrollment By Grade FOR SACRAMENTO CITY UNIFIED

Total Enrollment = 52,850



National Enrollment Ranking: 75 of 15,679 (99th Percentile)

State Enrollment Ranking: 8 of 1,055 (99th Percentile)

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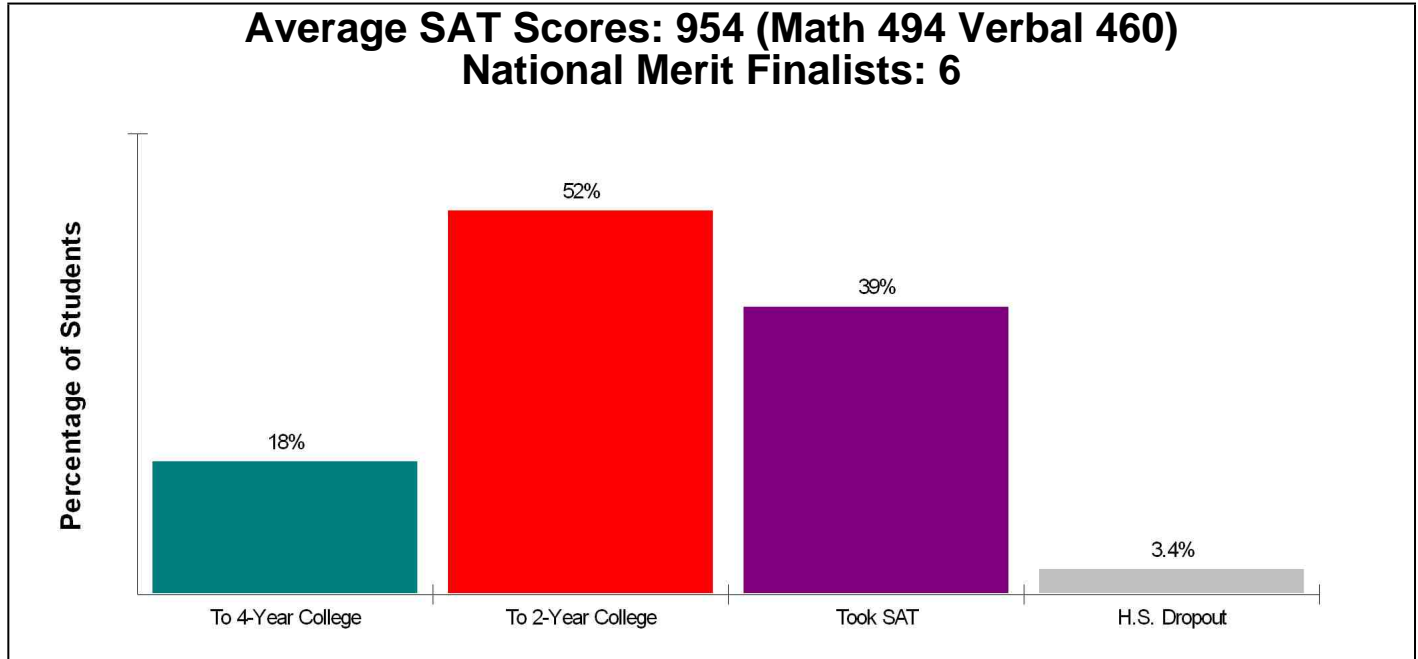
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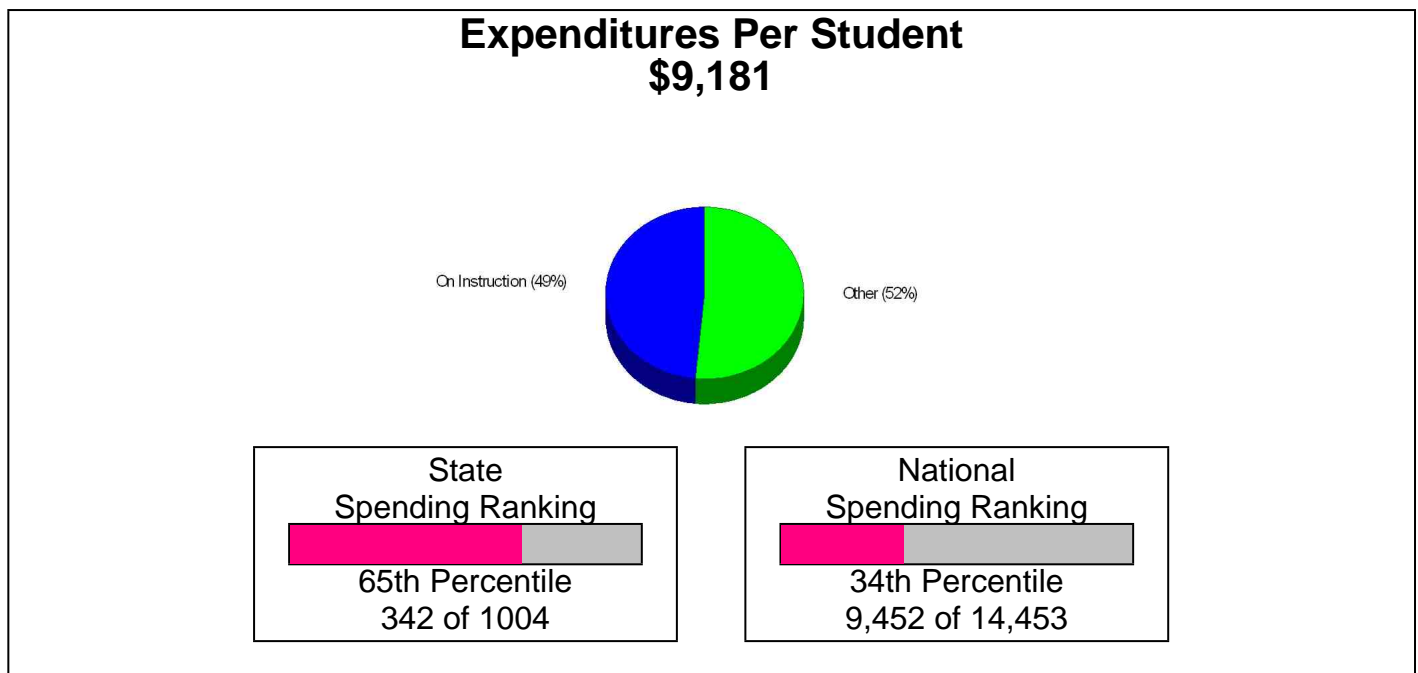
High School Statistics FOR SACRAMENTO CITY UNIFIED

**Average SAT Scores: 954 (Math 494 Verbal 460)
National Merit Finalists: 6**



School Expenditures FOR SACRAMENTO CITY UNIFIED

**Expenditures Per Student
\$9,181**



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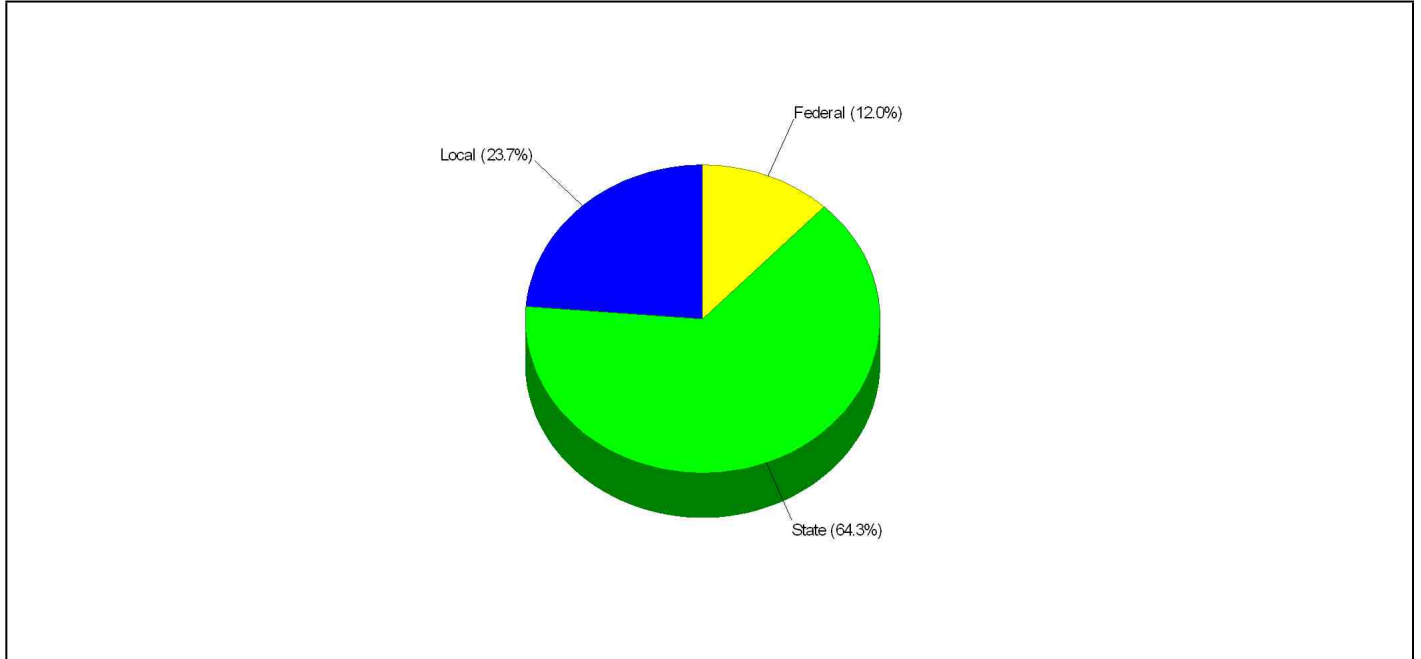
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School Funding FOR SACRAMENTO CITY UNIFIED



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Public Schools for District

WASHINGTON ELEMENTARY SCHOOL
520 18TH ST., SACRAMENTO, CA 95814

Distance from Subject: 0.7 Miles
Student/Teacher Ratio: 15.0 to 1
Mascot: Eagles

School Type: Regular
Students/Teachers: 285/19
School Colors : Navy & White

Phone: (916)264-4160
Grades: K - 4

LAND (WILLIAM) ELEMENTARY SCHOOL
2120 12TH ST., SACRAMENTO, CA 95818

Distance from Subject: 1.1 Miles
Student/Teacher Ratio: 21.2 to 1
Mascot: Raccoon

School Type: Regular
Students/Teachers: 381/18
School Colors : Royal & Gold

Phone: (916)264-4166
Grades: K - 6

SUTTER MIDDLE
3150 I ST., SACRAMENTO, CA 95816

Distance from Subject: 1.7 Miles
Student/Teacher Ratio: 25.9 to 1
Mascot: Miners

School Type: Regular
Students/Teachers: 1,167/45
School Colors : Kelly Green & White

Phone: (916)264-4150
Grades: 7 - 8

SMITH (JEDEDIAH) ELEMENTARY SCHOOL
401 MCCLATCHY WAY, SACRAMENTO, CA 95818

Distance from Subject: 1.8 Miles
Student/Teacher Ratio: 15.8 to 1
Mascot: Panthers

School Type: Regular
Students/Teachers: 427/27
School Colors : Kelly Green & Gold

Phone: (916)264-4175
Grades: K - 6

LUBIN (DAVID) ELEMENTARY SCHOOL
3535 M ST., SACRAMENTO, CA 95816

Distance from Subject: 2.0 Miles
Student/Teacher Ratio: 18.7 to 1
Mascot: Dragons

School Type: Regular
Students/Teachers: 599/32
School Colors : Kelly Green & Gold

Phone: (916)277-6271
Grades: K - 6

CALIFORNIA MIDDLE
1600 VALLEJO WAY, SACRAMENTO, CA 95818

Distance from Subject: 2.0 Miles
Student/Teacher Ratio: 23.0 to 1
Mascot: Bears

School Type: Regular
Students/Teachers: 945/41
School Colors : Gold & Royal

Phone: (916)264-4550
Grades: 7 - 8





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Public Schools for District

CROCKER/RIVERSIDE ELEMENTARY SCHOOL

2970 RIVERSIDE BLVD., SACRAMENTO, CA 95818

Phone: (916)264-4183

Grades: K - 6

Distance from Subject: 2.1 Miles

Student/Teacher Ratio: 21.2 to 1

Mascot: Cubs

School Type: Regular

Students/Teachers: 488/23

School Colors : Red & White

SACRAMENTO HIGH

2315 34TH ST., SACRAMENTO, CA 95817

Phone: (916)277-6200

Grades: 9 - 12

Distance from Subject: 2.2 Miles

Student/Teacher Ratio: 25.8 to 1

Mascot: Dragons

Average SAT: 953 (Math 490 Verbal 463)

Students Taking SAT: 35.0%

School Type: Regular

Students/Teachers: 1,856/72

School Colors : Purple & White

Graduates To 2-Year College: 35.0%

Graduates To 4-Year College: 14.0%

MCCLATCHY (C.K.) HIGH

3066 FREEPORT BLVD., SACRAMENTO, CA 95818

Phone: (916)264-4400

Grades: 9 - 12

Distance from Subject: 2.3 Miles

Student/Teacher Ratio: 24.3 to 1

Mascot: Lions

Average SAT: 1065 (Math 536 Verbal 529)

Students Taking SAT: 45.0%

School Type: Regular

Students/Teachers: 2,476/102

School Colors : Red & White

Graduates To 2-Year College: 45.0%

Graduates To 4-Year College: 14.0%

National Merit Finalists: 3

JUDAH (THEODORE) ELEMENTARY SCHOOL

3919 MCKINLEY BLVD., SACRAMENTO, CA 95819

Phone: (916)277-6364

Grades: K - 6

Distance from Subject: 2.3 Miles

Student/Teacher Ratio: 20.1 to 1

Mascot: Bears

School Type: Regular

Students/Teachers: 522/26

School Colors : Royal & Gold

HARTE (BRET) ELEMENTARY SCHOOL

2751 NINTH AVE., SACRAMENTO, CA 95818

Phone: (916)277-6261

Grades: K - 7

Distance from Subject: 2.7 Miles

Student/Teacher Ratio: 22.4 to 1

Mascot: Bears

School Type: Regular

Students/Teachers: 537/24

School Colors : Navy & White

AMERICAN LEGION HIGH (CONT.)

3801 BROADWAY, SACRAMENTO, CA 95817

Phone: (916)277-6600

Grades: 9 - 12

Distance from Subject: 2.8 Miles

Student/Teacher Ratio: 18.9 to 1

Mascot: Cobras

School Type: Alternative

Students/Teachers: 284/15

School Colors : Kelly Green & Gold





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Public Schools for District

KEITH B. KENNY ELEMENTARY SCHOOL

3525 MARTIN LUTHER KING BLVD., SACRAMENTO, CA 95817

Phone: (916)277-6500

Grades: K - 6

Distance from Subject: 3.1 Miles

School Type:

Regular

Student/Teacher Ratio: 19.9 to 1

Students/Teachers:

536/27

Mascot: Burning Lamps

School Colors :

Royal & Gold

CARSON (KIT) MIDDLE

5301 N ST., SACRAMENTO, CA 95819

Phone: (916)277-6750

Grades: 6 - 8

Distance from Subject: 3.2 Miles

School Type:

Regular

Student/Teacher Ratio: 24.8 to 1

Students/Teachers:

695/28

Mascot: Pioneers

School Colors :

Purple & White

ANDERSON (MARIAN) ELEMENTARY SCHOOL

2850 49TH ST., SACRAMENTO, CA 95817

Phone: (916)277-6254

Grades: K - 6

Distance from Subject: 3.2 Miles

School Type:

Regular

Student/Teacher Ratio: 20.1 to 1

Students/Teachers:

462/23

Mascot: Owls

School Colors :

Royal & White





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Private Schools

Private School Enrollment= 13.33% within School District

SACRAMENTO MONTESSORI SCHOOL

1123 D St., SACRAMENTO, CA 95814

Distance from Subject: 0.4 Miles

Affiliation: Nonsectarian

Students: 72

Enrollment By Grade: PK-65 K-7

Phone: (916)444-9072

Grades: PK - K

School Type: Early Childhood

Gender: Coed

Student/Teacher Ratio: 3.5 to 1

DOT TOT CENTER

1630 12th St., SACRAMENTO, CA 95814

Distance from Subject: 0.6 Miles

Affiliation: Nonsectarian

Students: 25

Enrollment By Grade: PK-20 K-5

Phone: (916)442-5421

Grades: PK - K

School Type: Early Childhood

Gender: Coed

Student/Teacher Ratio: 5.0 to 1

MUSTARD SEED SCHOOL

1321 N C St., SACRAMENTO, CA 95814

Distance from Subject: 0.8 Miles

Affiliation: Nonsectarian

Students: 37

Enrollment By Grade: K-6 1-3 2-6 3-3 4-3 5-8 6-3 7-4 8-1

Phone: (916)447-3626

Grades: K - 8

School Type: Alternative

Gender: Coed

Student/Teacher Ratio: 10.9 to 1

ST. JOHN CHRISTIAN SCHOOL

2130 4th St., SACRAMENTO, CA 95818

Distance from Subject: 1.1 Miles

Affiliation: Christian

Students: 61

Student/ Homeroom Ratio: 7.6

School Colors: Royal & White

Enrollment By Grade: PK-16 K-14 1-9 2-8 3-12 4-2

Phone: (916)442-1591

Grades: PK - 4

School Type: Regular

Gender: Coed

Student/Teacher Ratio: 8.2 to 1

COURTYARD PRIVATE SCHOOL

2324 L St., SACRAMENTO, CA 95816

Distance from Subject: 1.1 Miles

Affiliation: Nonsectarian

Students: 150

Student/ Homeroom Ratio: 21.4

School Colors: Royal & White

Enrollment By Grade: K-20 1-19 2-16 3-19 4-18 5-20 6-17 7-13 8-8

Phone: (916)442-5395

Grades: K - 8

School Type: Regular

Gender: Coed

Student/Teacher Ratio: 12.9 to 1

Mascot: Cougars





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Private Schools

Private School Enrollment= 13.33% within School District

SACRAMENTO PREPARATORY ACADEMY

1424 24th St., SACRAMENTO, CA 95816

Distance from Subject: 1.2 Miles

Affiliation: Baptist

Students: 23

Enrollment By Grade: 9-12 10-5 11-4 12-2

Phone: (916)444-1784

Grades: 9 - 12

School Type: Special Program

Gender: All-Male

Student/Teacher Ratio: 17.7 to 1

SACRAMENTO SCHOOL OF VIRTUE

1424 24th St., SACRAMENTO, CA 95816

Distance from Subject: 1.2 Miles

Affiliation: Baptist

Students: 14

Enrollment By Grade: 3-1 5-1 7-3 12-7

Phone: (916)444-6185

Grades: 3 - 12

School Type: Regular

Gender: Coed

Student/Teacher Ratio: 7.0 to 1

ST. FRANCIS OF ASSISI ELEMENTARY

2500 K St., SACRAMENTO, CA 95816

Distance from Subject: 1.2 Miles

Affiliation: Not Given

Students: 350

Student/ Homeroom Ratio: 35.0

School Colors: Royal & Gold

Phone: (916)442-5494

Grades: K - 8

School Type: Not Given

Gender: Not Given

MCKINLEY MONTESSORI SCHOOL

3008 H St., SACRAMENTO, CA 95816

Distance from Subject: 1.6 Miles

Affiliation: Nonsectarian

Students: 68

Enrollment By Grade: PK-58 K-10

Phone: (916)447-5331

Grades: PK - K

School Type: Montessori

Gender: Coed

Student/Teacher Ratio: 10.0 to 1

ST FRANCIS ELEMENTARY SCHOOL

2501 W STREET, SACRAMENTO, CA 95818

Distance from Subject: 1.6 Miles

Affiliation: Roman Catholic

Students: 332

Enrollment By Grade: K-42 1-39 2-43 3-42 4-41 5-32 6-33 7-31 8-29

Phone: (916)443-5494

Grades: K - 8

School Type: Regular

Gender: Coed

Student/Teacher Ratio: 19.8 to 1



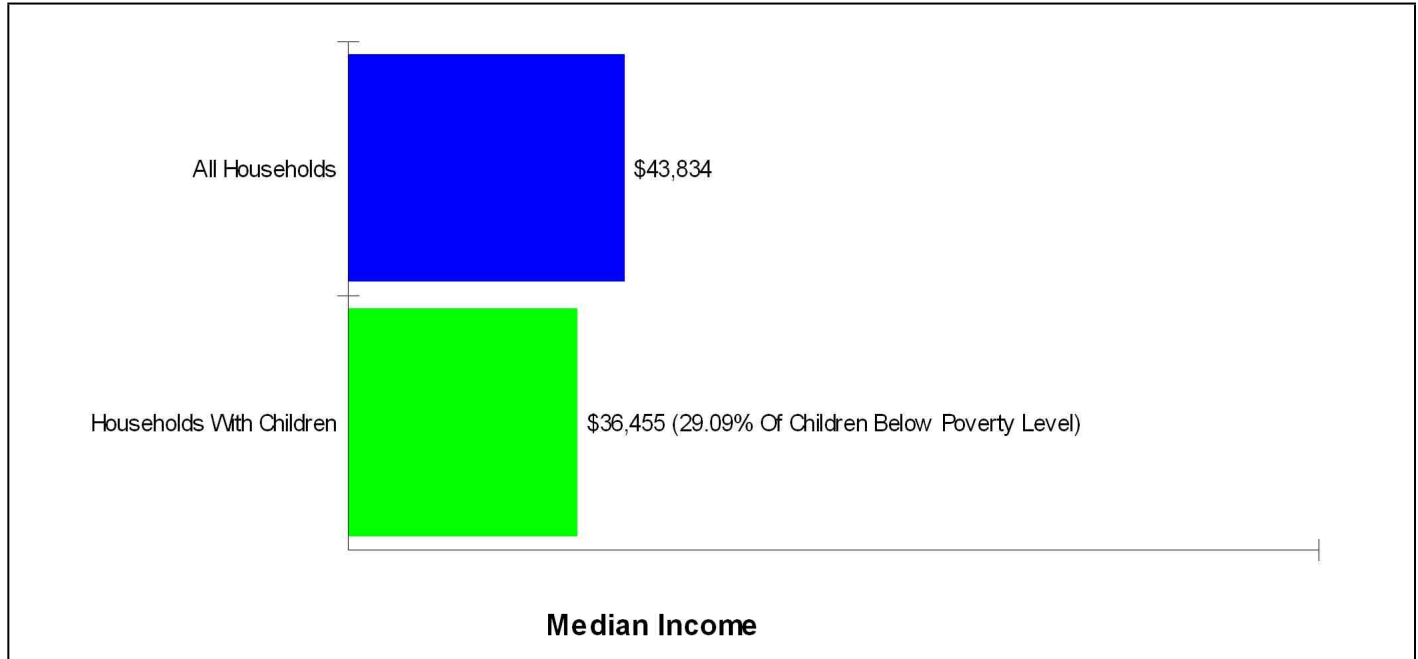


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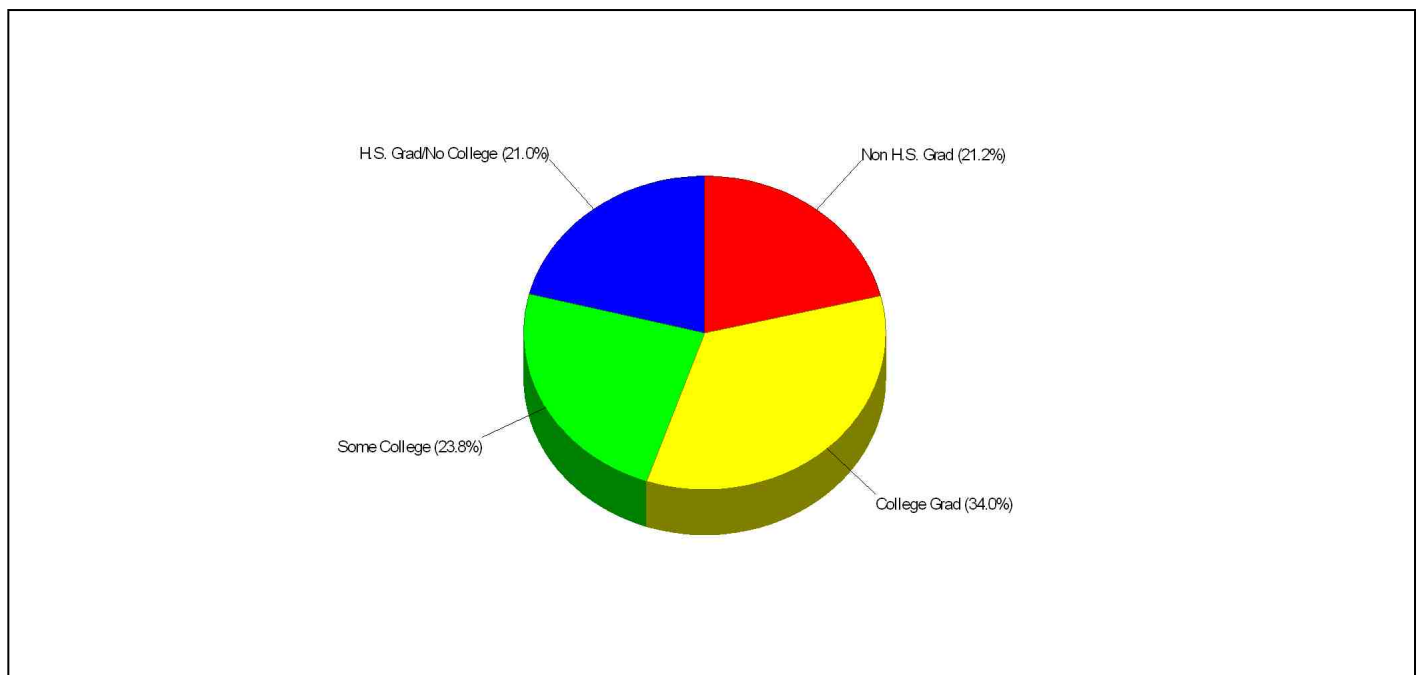
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Income FOR SACRAMENTO CITY UNIFIED



Parent Education Level FOR SACRAMENTO CITY UNIFIED



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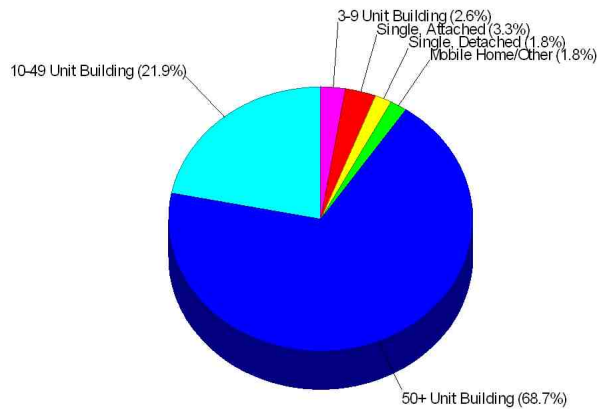
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Housing Characteristics For Neighborhood Within City of Sacramento

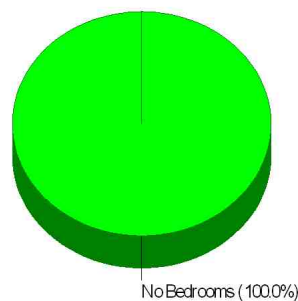
Average Age of Housing 61 years



Type of Dwelling

Home Ownership For Neighborhood Within City of Sacramento

Owner Occupied Households = 2.0%
Median Housing Value = Over \$1 Million
Median Number of Bedrooms = 0



Home Size Breakdown

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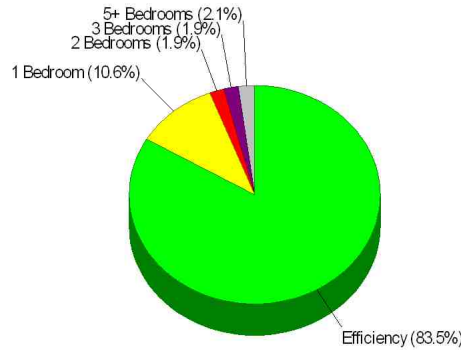
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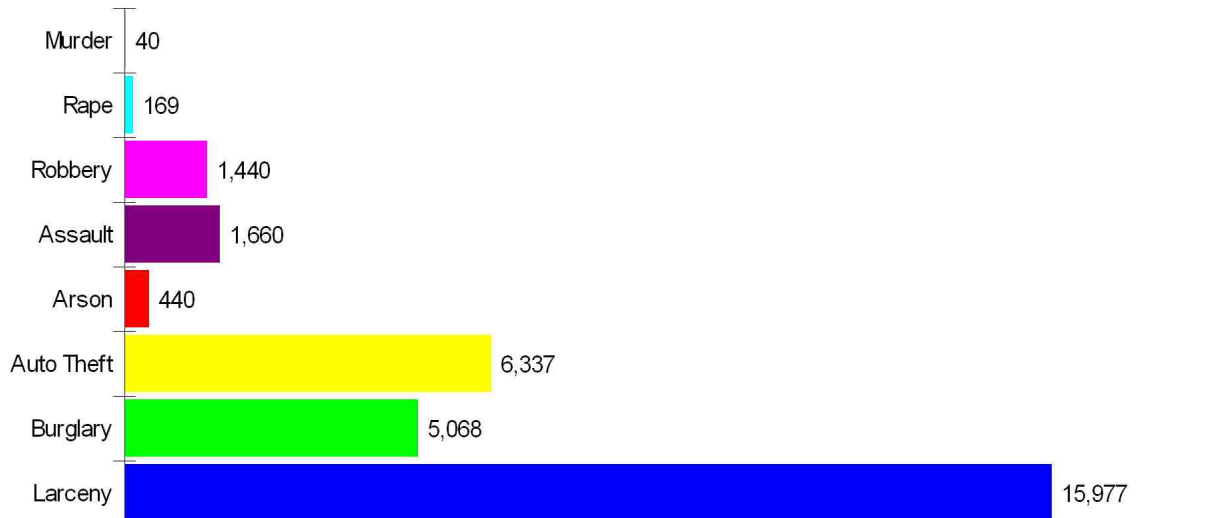
Rental For Neighborhood Within City of Sacramento

Renter Occupied Households = 98.0%
Median Monthly Rent = \$344
Median Number of Bedrooms = 0



Home Size Breakdown

Crime Incidents For City of Sacramento



Crimes Committed Last Year

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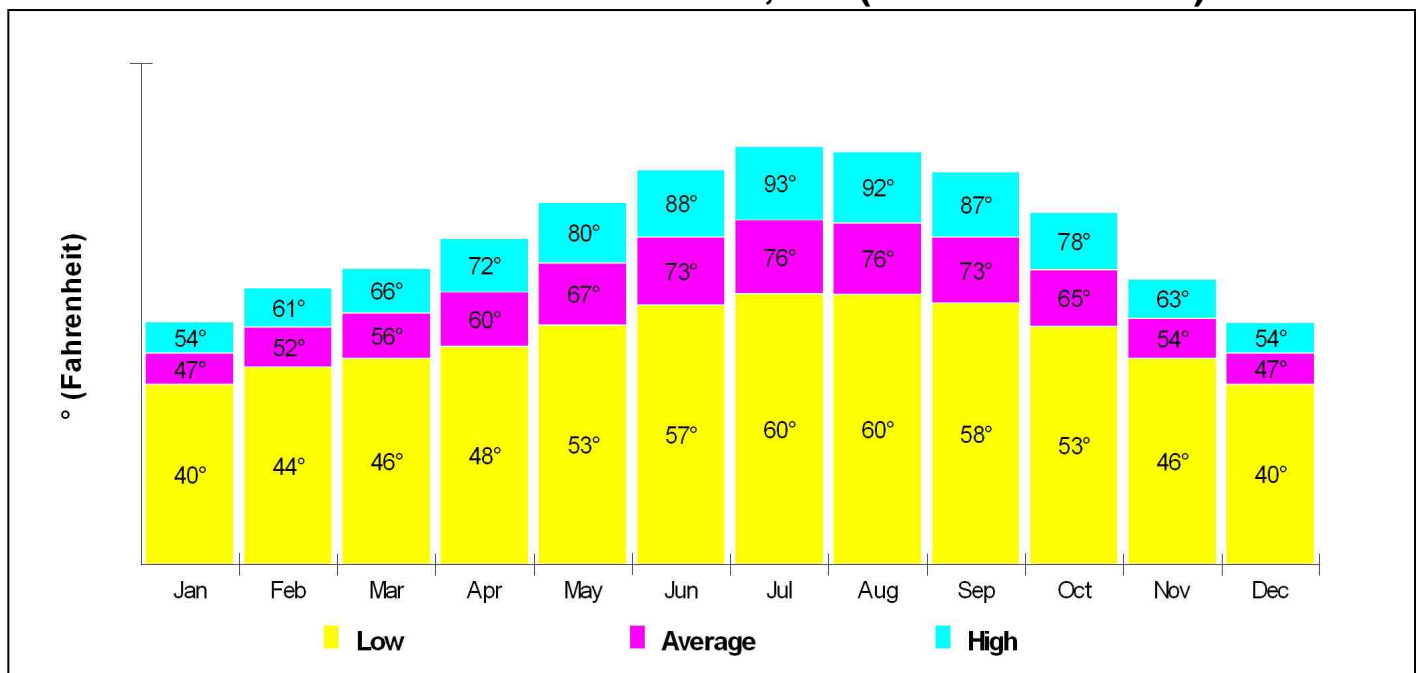


Crime Index For City of Sacramento



7.51% Chance Of Being The Victim Of A Crime
0.80% Chance Of Being The Victim Of A Bodily Crime

Temperature Measured at SACRAMENTO, CA (elevation = 84ft.)



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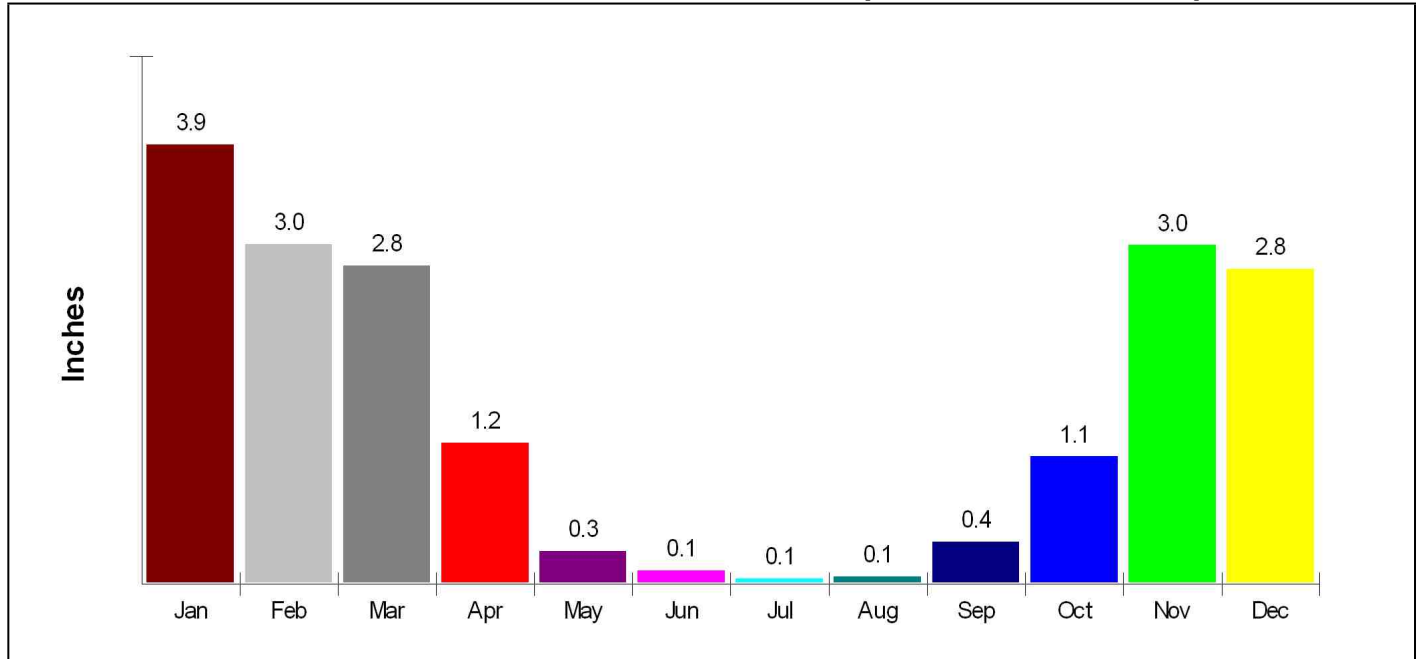
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Average Precipitation Measured at SACRAMENTO, CA (elevation = 84ft.)



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Houses of Worship

CHURCHES OF CHRIST SCIENTIST 900 J ST, SACRAMENTO, CA 95814 Denomination: Christian Science Churches	Phone: (916)441-5248 Distance from Subject: 0.10 miles
CATHEDRAL OF BLESSED SACRAMENT 11TH & K, SACRAMENTO, CA 95814 Denomination: Catholic Churches	Phone: (916)444-3070 Distance from Subject: 0.20 miles
CHRISTIAN SCIENCE CMMTE ON PUBLCTN SACRAMENTO, CA 95814 Denomination: Christian Science Churches	Phone: (916)447-1097 Distance from Subject: 0.20 miles
EVANGELICAL REFORMED CHURCH SACRAMENTO, CA 95814 Denomination: Presbyterian Churches	Phone: (916)552-1454 Distance from Subject: 0.20 miles
FRIENDS MEETING OF SACRAMENTO SACRAMENTO, CA 95814 Denomination: Churches, Denomination Unknown	Phone: (916)448-6822 Distance from Subject: 0.20 miles
GREYWOLF TEMPLE OF OPEN MIND SACRAMENTO, CA 95814 Denomination: Churches, Denomination Unknown	Phone: (916)498-9016 Distance from Subject: 0.20 miles
RUSSIAN ORTHODOX CHURCH 714 13TH ST, SACRAMENTO, CA 95814 Denomination: Greek Orthodox Churches	Phone: (916)443-2271 Distance from Subject: 0.30 miles
CHURCH SCIENTOLOGY SACRAMENTO 825 15TH ST, SACRAMENTO, CA 95814 Denomination: Churches, Non-Denominational	Phone: (916)448-5891 Distance from Subject: 0.40 miles
SCIENTOLOGY INFORMATION CENTER 825 15TH ST, SACRAMENTO, CA 95814 Denomination: Churches, Denomination Unknown	Phone: (916)448-5892 Distance from Subject: 0.40 miles
MOUNT SINAI BAPTIST CHURCH 1970 86TH AV, SACRAMENTO, CA 94261 Denomination: Baptist Churches	Phone: (916)636-1600 Distance from Subject: 0.40 miles

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Houses of Worship

SAINT PAUL'S EPISCOPAL CHURCH

15TH & J, SACRAMENTO, CA 95814

Denomination: Episcopal Churches

Phone: (916)446-2620

Distance from Subject: 0.40 miles

CONFUCIUS CHURCH OF SACRAMENTO

915 4TH ST, SACRAMENTO, CA 95814

Denomination: Churches, Denomination Unknown

Phone: (916)443-3846

Distance from Subject: 0.40 miles

SEVENTH-DAY ADVENTIST CHURCHES

1228 N ST, SACRAMENTO, CA 95814

Denomination: Seventh Day Adventist Churches

Phone: (916)446-2552

Distance from Subject: 0.50 miles

WESTMINSTER PRESBYTERIAN CHURCH

1300 N ST, SACRAMENTO, CA 95814

Denomination: Presbyterian Churches

Phone: (916)442-8939

Distance from Subject: 0.50 miles

IGLESIA DEL DIOS VIVO

1521 E ST, SACRAMENTO, CA 95814

Denomination: Apostolic Churches

Phone: (916)448-8260

Distance from Subject: 0.50 miles

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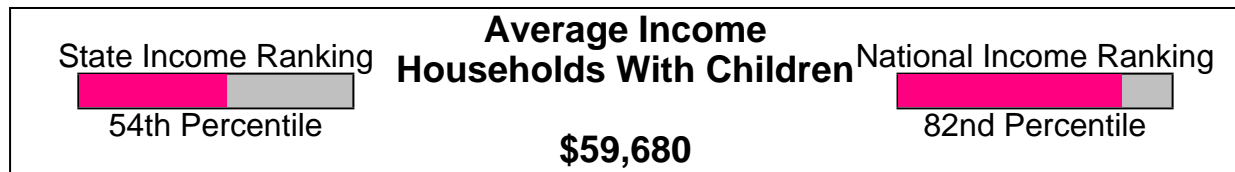
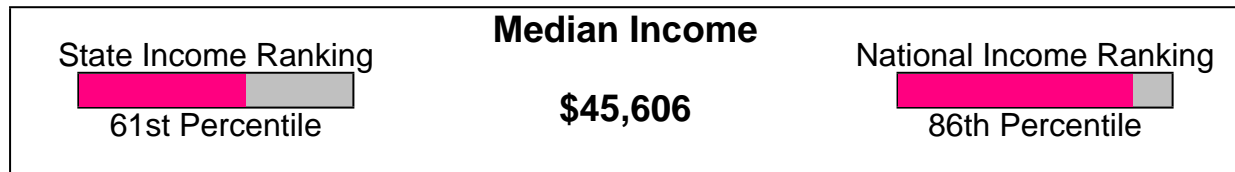


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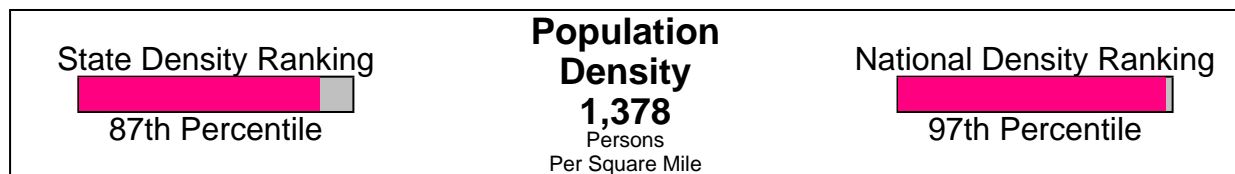


Income For Sacramento County



Population For Sacramento County

Population = 1,330,711
Land Area = 965.7 Square Miles



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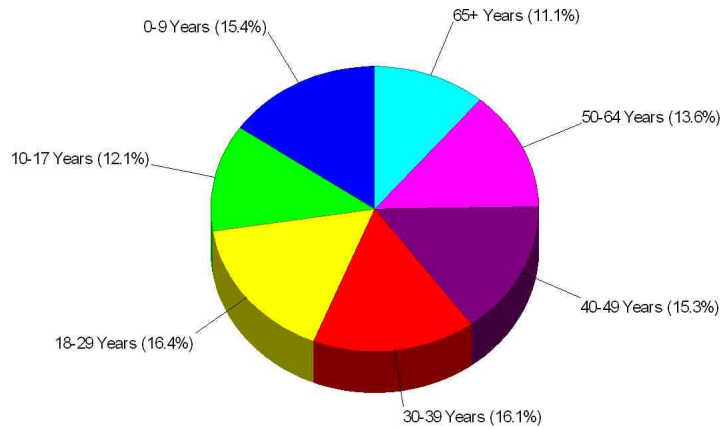
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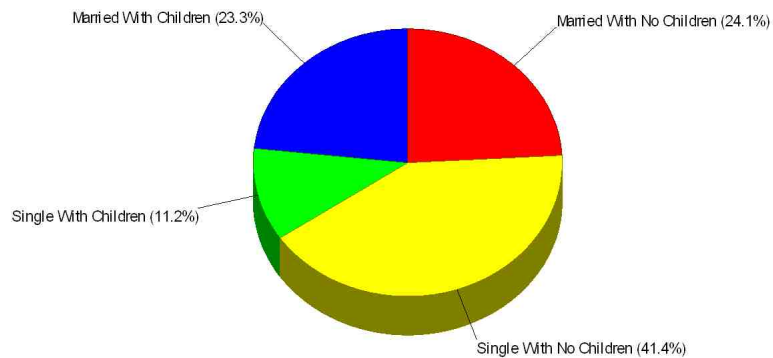


Age Breakdown For Sacramento County Average Age = 34.0 Years



Household Characteristics For Sacramento County

47.4% Married
34.5% With Children



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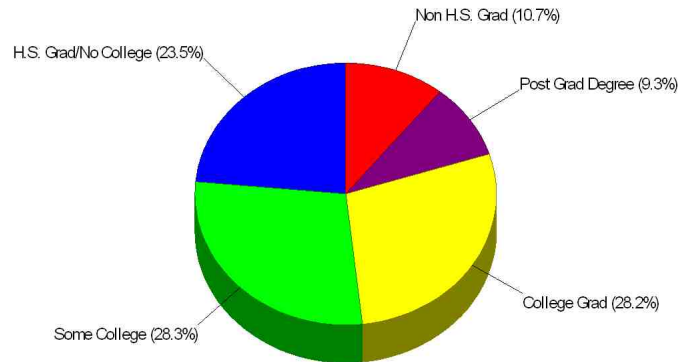
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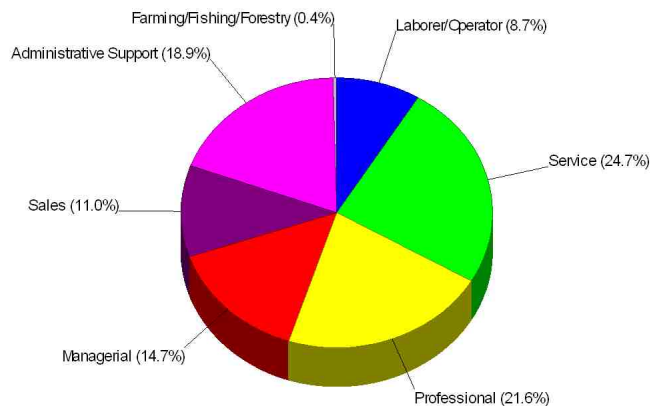
Adult Education Level For Sacramento County

**89.3% High School Graduates
37.5% College Graduates**



Employment For Sacramento County

Average Travel Time To Work = 27.0 Minutes



Occupation

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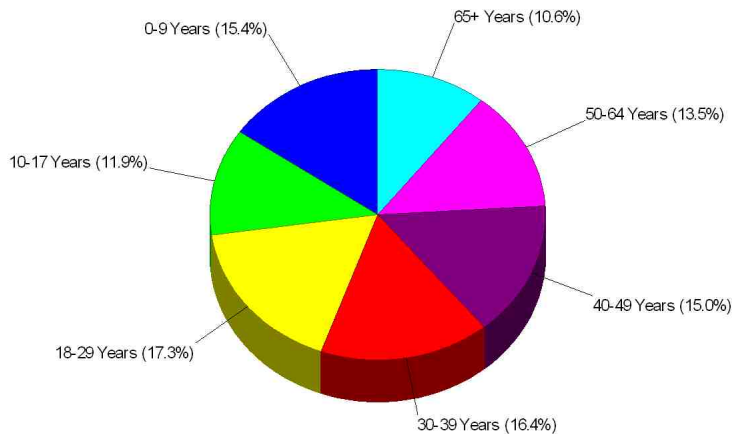
General Facts For California



Median Income:	\$47,493
Income (W/Children):	\$67,331
Population:	35,484,453
Land Area:	155,959 Square Miles
Population Density:	228 Persons Per Square Mile
Nickname:	Golden State
Capital:	Sacramento
Date of Statehood:	September 9, 1850
State Bird:	California Valley Quail
State Flower:	Golden Poppy
State Tree:	California Redwood

Age Breakdown For California

Average Age = 33.5 Years



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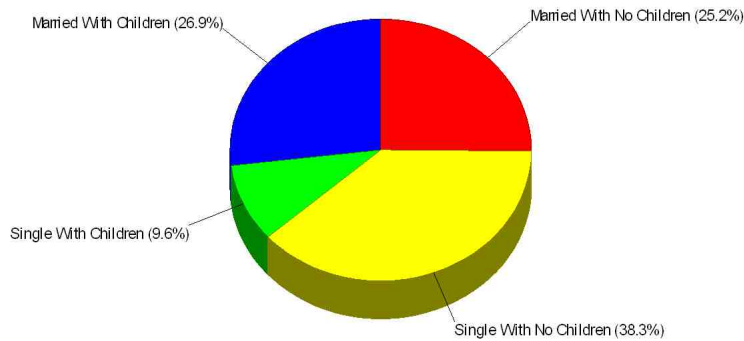
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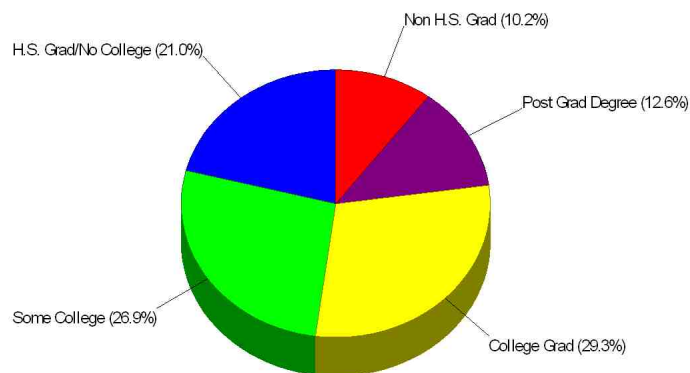
Household Characteristics For California

52.1% Married
36.6% With Children



Adult Education Level For California

89.8% High School Graduates
41.9% College Graduates



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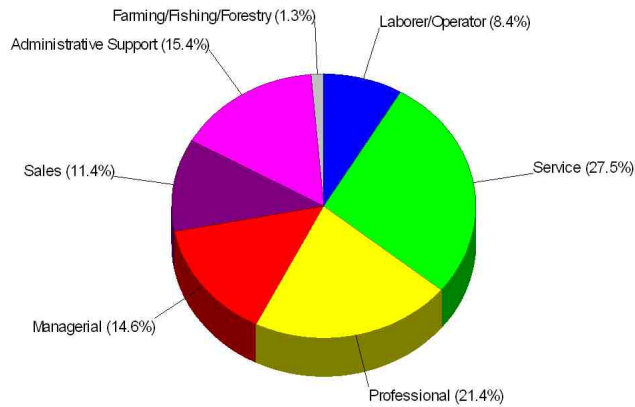
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Employment For California

Average Travel Time To Work = 29.9 Minutes



Occupation

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