



**Valley Ventures**  
REALTY INC.

**ELK GROVE  
INVESTMENT  
2024**

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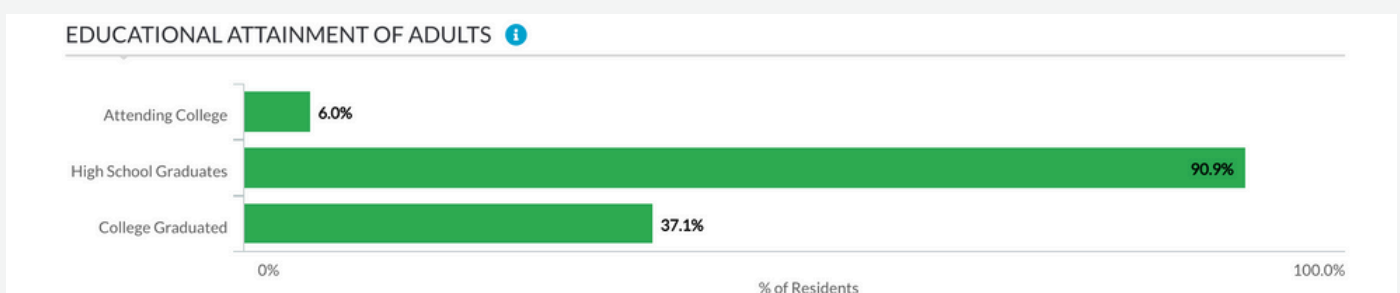
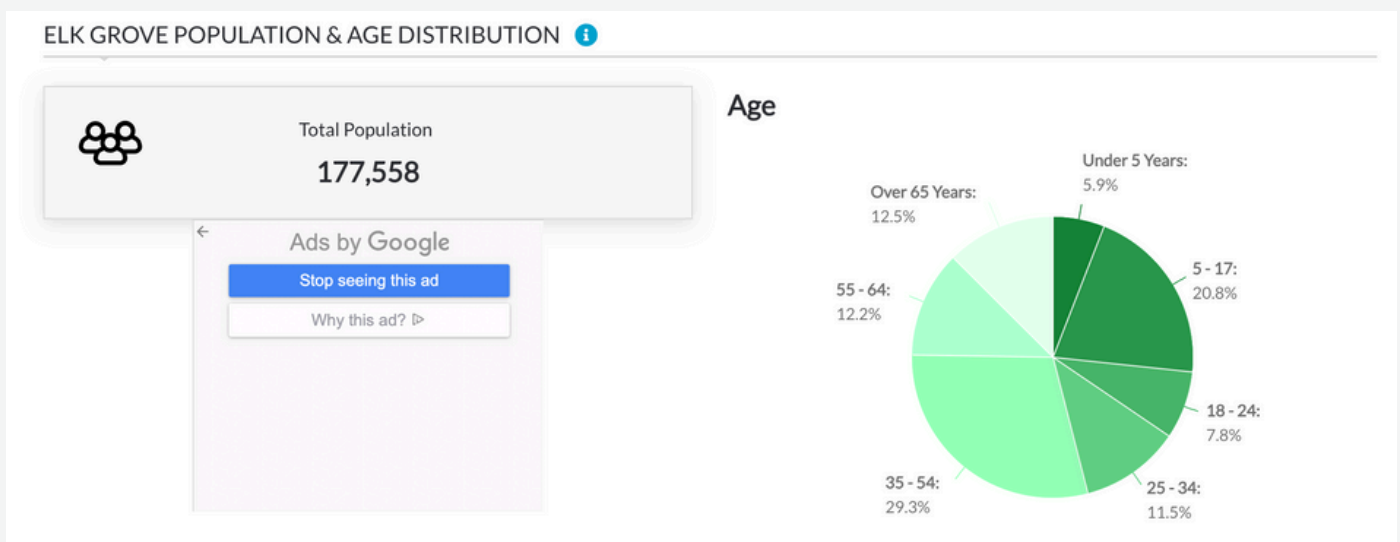


# City Of Elk Grove

Elk Grove, a big city in California, has around 177,558 people and 36 neighborhoods, making it the 26th largest in the state. It's not cheap to live here, but it's not as crazy expensive as some other places in California. Lots of folks here work with computers and math, more than in most other parts of the country. Many people also work from home, which is pretty common here compared to elsewhere in the US. Elk Grove is awesome for families with kids because there are lots of other families around. The schools are good, and there are plenty of educated adults, which is great for kids' education. Most people own their homes here, which makes the community feel stable. Plus, crime isn't too bad, so it's a safe place for families to live.

# Economic & Demographics

*Economics and demographics reveal a city's wealth, job opportunities, population diversity, and social needs, guiding urban planning, resource allocation, and policy decisions for equitable development and improved quality of life.*



# Elk Grove Rank Against the Competition

- **2023's "Top 100 Best Places to Live in the U.S."**
- **Ranked as Top 3 rising luxury cities with the most diverse populations.**
- Ranked The Fastest Growing Mid-Size Economy In California And The 11th Fastest In The Nation
- Ranked The 2nd Best City For Homeownership In California
- Located within the Sacramento capital region — the center of the 5th largest economy in the world
- Best Sacramento Suburb For Young Couples
- Fastest Growing City For Millennial Home Ownership In California.
- Ranked #7 Most Multi-Cultural City in America
- 2nd Largest City In The Heart Of A Rising Metropolitan Region With World Class Amenities.
- Up To 50% Operating Cost Savings Compared To Most West Coast Metros.
- Payrolls and rents are lower, land is affordable and abundant, and utilities are up to 30% less.

## Location

Location is one of the most important factors in real estate investing. A property's location can directly affect its value, rental yield, and capital appreciation potential

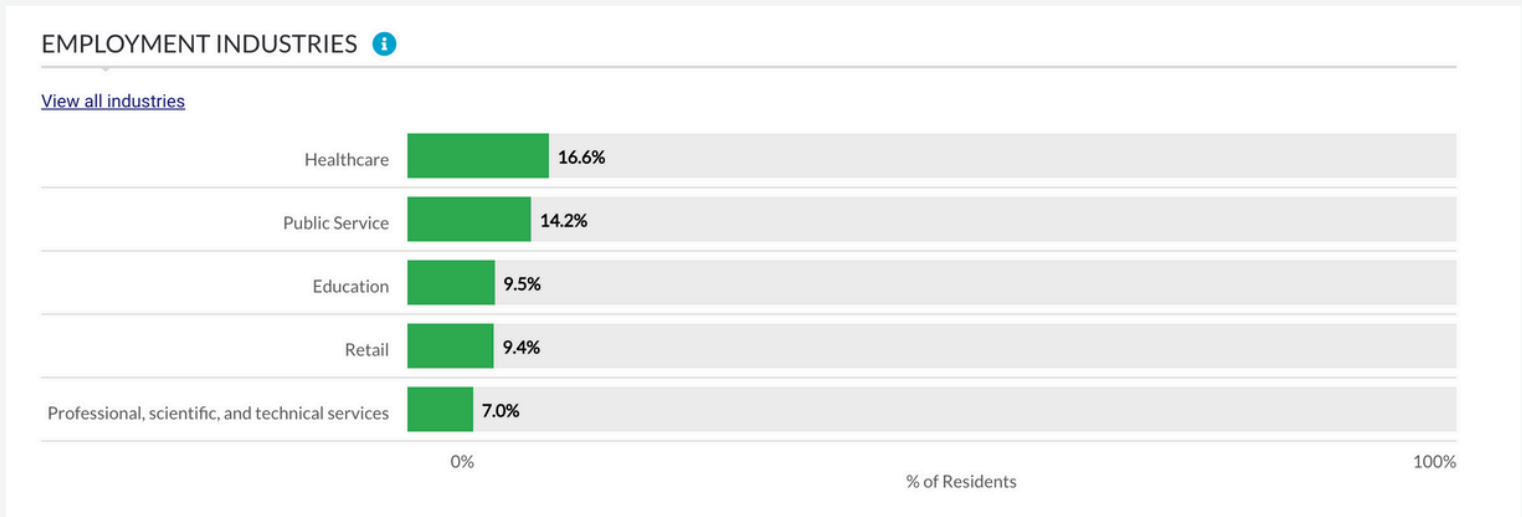
- 75 miles to Silicon Valley
- 12 miles to downtown Sacramento
- 25 minutes to the Sacramento International Airport

## Top colleges and universities

1. UC Davis
2. Sacramento State
3. University of the Pacific
4. Consumnes River College

# Employment

These are the types of employers (Top 5) that city residents work for.



## Major Corporations Call Elk Grove Home

- Apple
- Amazon
- ALLDATA
- California Northstate University
- Kaiser Permanente
- Sutter Health
- Dignity Health
- UC Davis Medical Center
- Cardinal Health
- State of California



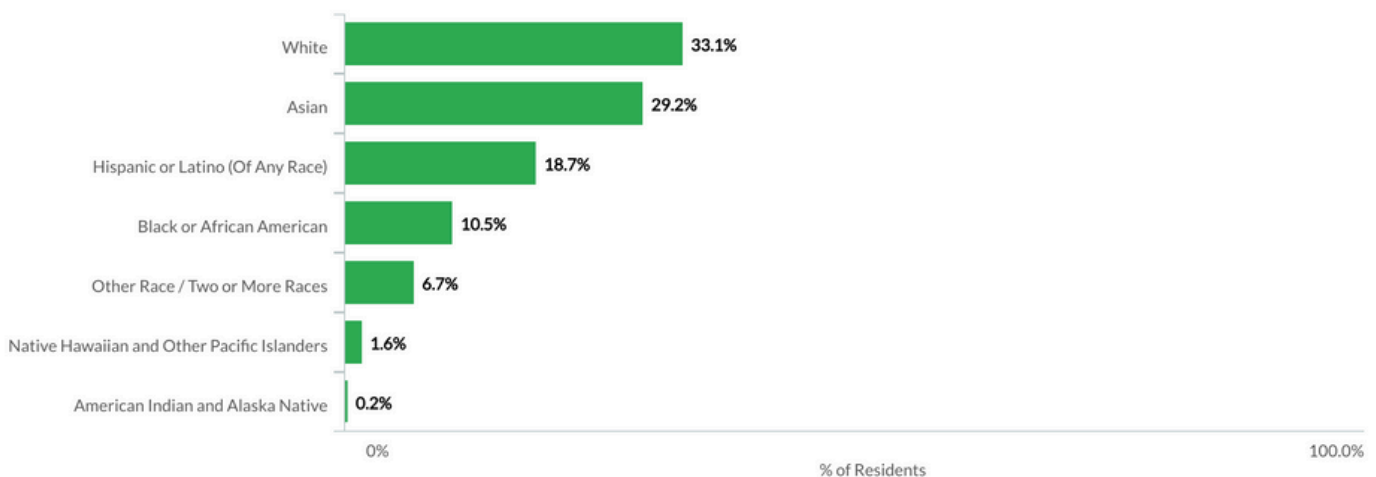
## Projects Underway:

- **Sky River Casino** - Opened August 2022! **Sky River Casino and Resort** includes 110,260 sq ft of gaming floor, upscale dining options and food hall, retail stores, over 30,000 square feet of event space, a movie theater, and a 302-room hotel. Check-in regularly to learn more about their future plans.
- **Project Elevate** - A mixed-use development that includes retail, dining, entertainment, office, and residential uses, as well as a hotel is coming to the southeast corner of Elk Grove Boulevard and Big Horn Boulevard, This 20-acre property will elevate retail, dining, and entertainment amenities in the City and will be used as a central, public gathering space.
- **Dignity Health** - The first full service hospital is making its home in the heart of Elk Grove. The first phase of development includes a new, 200,000 square foot, 100-bed hospital equipped with the latest technology, private rooms for every patient and bringing top-quality physicians to the area as part of the award-winning Mercy Medical Group.
- **Kubata** - Kubota Tractor Corp. is working with the city of Elk Grove to establish a new, 701,000-square-foot division office, including some distribution and final manufacturing space

# Race & Ethnic Diversity

This is how city residents have self-reported their race and ethnicity to the US Census. Asian and Hispanic residents may identify with one of the more specific subcategories.

## RACE & ETHNIC DIVERSITY 📄



# Schools

*Good public school ratings can make house prices go up in California. Families want to live in areas with good schools, so they're willing to pay more for homes there.*

## Elk Grove Public Schools

[Source & Methodology](#)

### ELK GROVE UNIFIED SCHOOL DISTRICT DETAILS

#### ELK GROVE UNIFIED SCHOOL DISTRICT

9510 Elk Grove Florin Rd.  
Elk Grove, CA 95624

**62,229** Students enrolled in District

**67** Schools in District

**23** Students Per Classroom (State average is 22)

### ELK GROVE UNIFIED SCHOOL DISTRICT SCHOOL QUALITY RATINGS

#### District Quality Compared to California

**8**

(10 is best)

Better than 71.3% of all CA school districts.

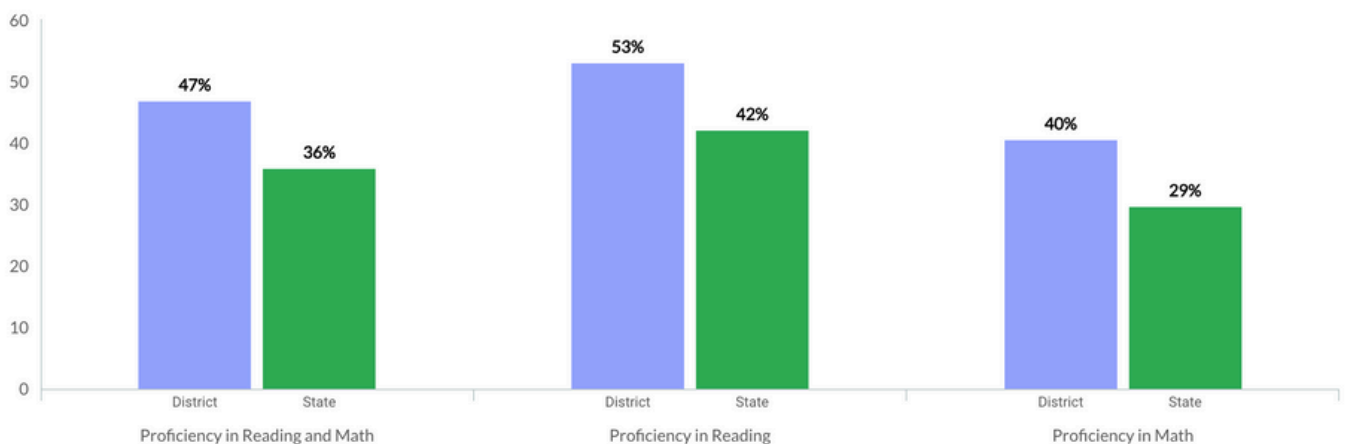
#### District Quality Compared to U.S.

**7**

(10 is best)

Better than 65.0% of all U.S. school districts.

### PUBLIC SCHOOL TEST SCORES



# Schools

## Top 5 Schools

Elementary	Middle	High
<p><b>8/10</b> <b>Elliott Ranch Elementary School</b> ★ 4.5 (11 Reviews)   Public, K-6   687 students 🏠 Homes for sale</p>		
<p><b>8/10</b> <b>Edna Batey Elementary School</b> ★ 3.9 (8 Reviews)   Public, K-6   867 students 🏠 Homes for sale</p>		
<p><b>8/10</b> <b>Helen Carr Castello Elementary School</b> ★ 4.5 (16 Reviews)   Public, K-6   841 students 🏠 Homes for sale</p>		
<p><b>8/10</b> <b>Zehnder Ranch Elementary</b> ★ 2.7 (7 Reviews)   Public, K-6   1,313 students 🏠 Homes for sale</p>		
<p><b>7/10</b> <b>Carroll Elementary School</b> ★ 4.6 (14 Reviews)   Public, K-6   898 students</p>		

Elementary	Middle	High
	<p><b>8/10</b> <b>Elizabeth Pinkerton Middle School</b> ★ 3.3 (14 Reviews)   Public, 7-8   1,044 students 🏠 Homes for sale</p>	
	<p><b>8/10</b> <b>Katherine L. Albiani Middle School</b> ★ 4 (19 Reviews)   Public, 7-8   1,367 students 🏠 Homes for sale</p>	
	<p><b>7/10</b> <b>Toby Johnson Middle School</b> ★ 4.3 (8 Reviews)   Public, 7-8   1,337 students 🏠 Homes for sale</p>	
	<p><b>6/10</b> <b>California Montessori Project - Elk Grove Campus School</b> ★ 4.3 (10 Reviews)   Charter, K-8   509 students 🏠 Homes for sale</p>	
	<p><b>6/10</b> <b>Joseph Kerr Middle School</b> ★ 3.5 (8 Reviews)   Public, 7-8   884 students</p>	



# Schools

Elementary

Middle

High

9/10

## Cosumnes Oaks High School

★ 4 (6 Reviews) | Public, 9-12 | 2,075 students

 Homes for sale

9/10

## Franklin High School

★ 4.3 (21 Reviews) | Public, 9-12 | 2,883 students

 Homes for sale

9/10

## Pleasant Grove High School

★ 3.4 (17 Reviews) | Public, 9-12 | 2,570 students

 Homes for sale

7/10

## Monterey Trail High School

★ 3.9 (10 Reviews) | Public, 9-12 | 2,355 students

 Homes for sale

7/10

## Elk Grove High School

★ 4.3 (4 Reviews) | Public, 9-12 | 1,854 students

 Homes for sale

# Real Estate

## Elk Grove, CA Real Estate Market

DATA

DESCRIPTION

### AVERAGE HOME VALUES



Median Home Value

**\$612,023**

### ELK GROVE APPRECIATION RATES

Time Period	Total Appreciation	Average Annual Rate	Compared To CA	Compared To America
Latest Quarter: 2023 Q2 - 2023 Q3	3.73% ↑	15.76% ↑	8	7
Last 12 Months: 2022 Q3 - 2023 Q3	-2.45% ↓	-2.45% ↓	4	1
Last 2 Years: 2021 Q3 - 2023 Q3	8.36% ↑	4.09% ↑	4	1
Last 5 Years: 2018 Q3 - 2023 Q3	40.85% ↑	7.09% ↑	6	3
Last 10 Years: 2013 Q3 - 2023 Q3	116.79% ↑	8.05% ↑	8	9
Since 2000: 2000 Q1 - 2023 Q3	184.80% ↑	4.51% ↑	6	8

\* 10 is highest

# Property Tax

Average Property Tax Rate

**1.42%**

**925-413-5582**

**vipinrealestate.com**

# Rent Estimate

## HUD Fair Market Rent For Elk Grove, California - Sacramento County

Studio Apartments  
\$1,400

One Bedroom  
Apartments \$1,756

Two Bedroom  
Apartments \$2,496

Three Bedroom  
Apartments \$2,907

### RENT & OWNERSHIP ?



Average Market Rent:  
**\$3,428** / per month

#### Homeownership Rate



#### PROPERTY TYPES

#### AVERAGE RENT ▼

#### LAST 30 DAYS

Houses

\$2,671

↑ 7%

Apartments

\$2,662

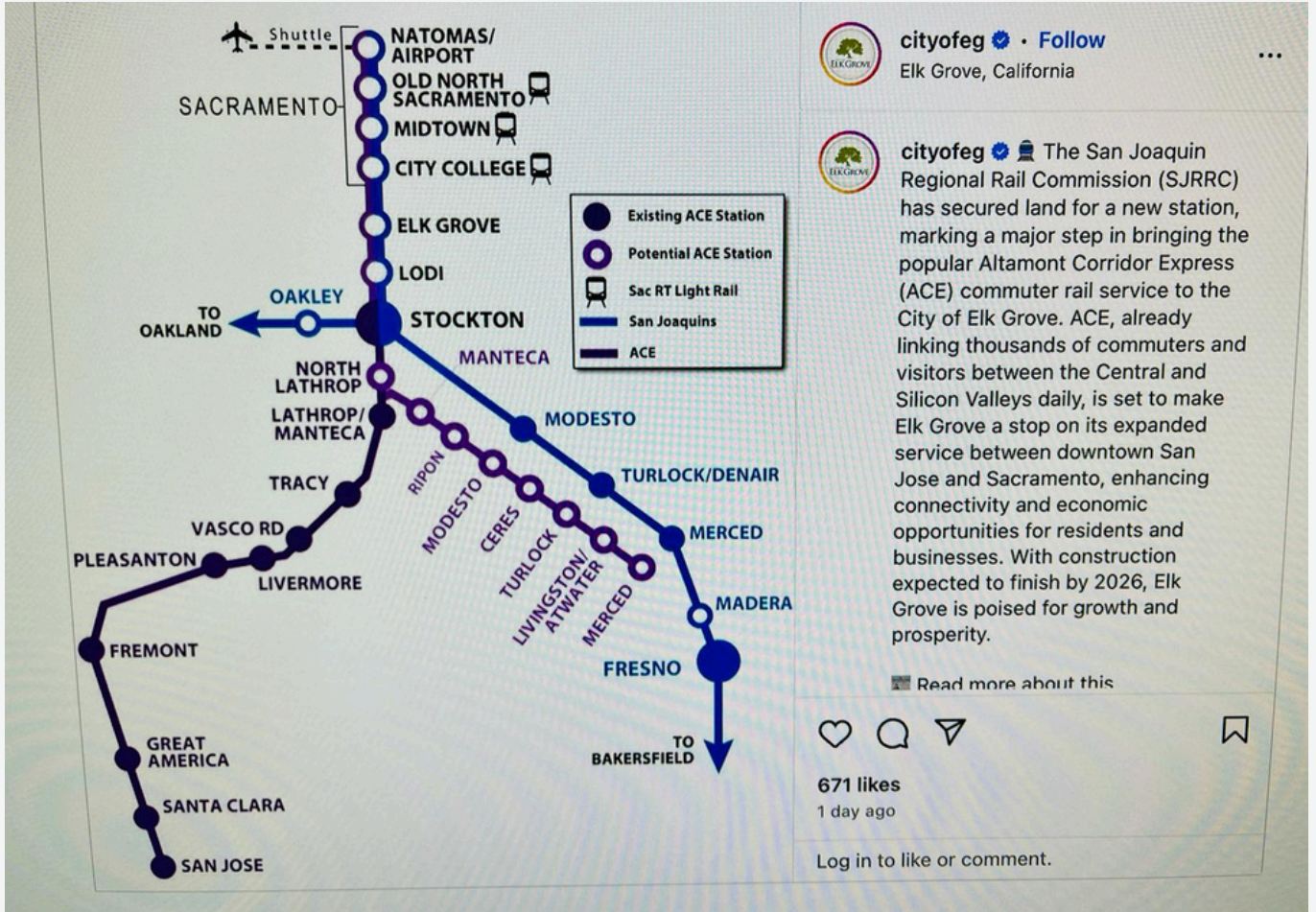
↑ 7%

Condos

\$2,475

↓ 6%

# Property Value Booster Project



[https://youtu.be/jyBO8BxSQbU?  
si=MX XU2segGggwFbS2](https://youtu.be/jyBO8BxSQbU?si=MX XU2segGggwFbS2)