

24586 Sybil Ave  
Hayward, CA 94542



OFFERING MEMORANDUM



# EXCLUSIVELY PRESENTED BY:

24586 SYBIL AVE  
HAYWARD, CA 94542



MATT ARAGONI

Mobile: (650)483-8949

[matthewtaragoni@gmail.com](mailto:matthewtaragoni@gmail.com)

License #: 01978236



Coldwell Banker Realty

225 S. Cabrillo Hwy, Suite 105B  
Half Moon Bay, CA 94019

Office: (650)726-1100  
[www.mattaragoni.com](http://www.mattaragoni.com)

Built By: [www.crebuilder.com](http://www.crebuilder.com)





CSU East Bay





# INVESTMENT SUMMARY

Prime Investment Opportunity, 14-Unit Apartment Complex Near Cal State East Bay, in the heart of downtown Hayward. The property highlights include, 14 Total Units, all 2 Bed / 1 Bath, ideal for long-term tenants and student housing, all Separately Metered for Electric & Gas. On site two coin-operated laundry facilities, plentiful on-site parking, shared backyard amenities with a courtyard & BBQ area. Convenient location, just 1 mile from Cal State University East Bay, 1 mile to Downtown Hayward, easy access to shopping, dining, parks, BART Station, and public transit.

Close to Hwy 92, I-880, I-580, San Mateo Bridge, and Dumbarton Bridge. Employment and economic drivers nearby include Cal State University East Bay, Hayward Unified School District, Chabot College, St. Rose Hospital, Alameda County, Illumina, Impax Laboratories, Pentagon Technologies, Plastikon Industries, Ultra Clean Technology, Kaiser Permanente.



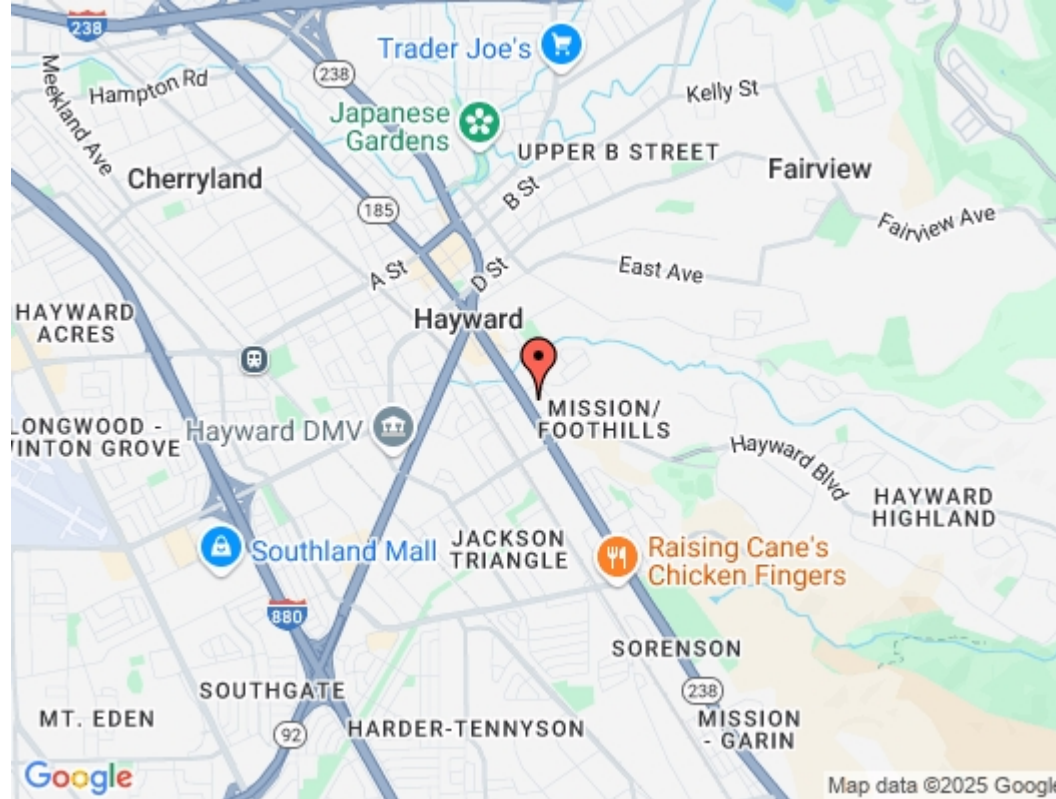
# PROPERTY SUMMARY

Offering Price	\$4,400,000.00
Building SqFt	9,800 SqFt
Lot Size (acres)	0.76
Units	14.00
Bedrooms	28.00
Full Bathrooms:	14.00
Year Built	1961
Parcel ID / APN	445-150-10, 445-150-9
Zoning	MBCN
Levels	3
County	Alameda



# PROPERTY HIGHLIGHTS

- Amenity upgrades include 2 parking spaces for each unit and on site laundry facilities.
- Redevelopment Potential with it being located within the Mission Blvd Corridor Neighborhood (MBCN) Specific Plan Area, this property offers mixed-use possibilities and potential to double the number of units under current zoning.









# LOCATION HIGHLIGHTS

- One Mile to downtown Hayward.
- One Mile to Cal State University East Bay.
- Easy access to Hwy 92, I-880, I-580, San Mateo Bridge, and Dumbarton Bridge.
- Major employers in the area include Cal State University East Bay, Hayward Unified School District, Chabot College, St. Rose Hospital, Alameda County, Illumina, Impax Laboratories, Pentagon Technologies, Plastikon Industries, Ultra Clean Technology, Kaiser Permanente.





# RENT ROLL

UNIT#	TENANT NAME	SQUARE FOOTAGE	ANNUAL RENT/ SF	ANNUAL BASE RENT	EXPENSE REIMBURSEMENTS	LEASE TYPE	LEASE START	LEASE END	NOTES
Unit 1		700	\$38.74	\$27,120.00		MG		-	
Unit 2		700	\$25.82	\$18,072.00		MG		-	
Unit 3		700	\$27.69	\$19,380.00		MG		-	
Unit 4		700	\$42.00	\$29,400.00		MG		-	
Unit 5		700	\$27.70	\$19,392.00		MG		-	
Unit 6		700	\$38.06	\$26,640.00		MG		-	
Unit 7		700	\$40.82	\$28,572.00		MG		-	
Unit 8		700	\$8.57	\$6,000.00		MG		-	
Unit 9		700	\$29.70	\$20,790.00		MG		-	
Unit 10		700	\$40.85	\$28,596.00		MG		-	
Unit 11		700	\$38.57	\$27,000.00		MG		-	
Unit 12		700	\$27.40	\$19,179.60		MG		-	
Unit 13		700	\$38.57	\$27,000.00		MG		-	
Unit 14		700	\$39.86	\$27,900.00		MG		-	
	Total Occupied	9800	\$325,041.60						
	TOTAL	9800	\$325,041.60		\$0.00				





# OVERVIEW & ASSUMPTIONS

## PRICING SUMMARY

PRICING	\$4,400,000.00
PRICE PSF	\$448.98
IN PLACE NOI	\$214,012.60
IN PLACE CAP RATE	4.86%
YEAR 1 NOI	\$222,067.32
YEAR 1 CAP RATE	5.05%
YEAR 1 LEVERAGED CASH / CASH RETURN	5.05%

## GENERAL INFORMATION

ANALYSIS PERIOD	5
ANALYSIS START DATE	07/28/2025
INCOME GROWTH RATE	3.00%
PROPERTY INSURANCE GROWTH RATE	3.00%
GENERAL EXPENSES / EXPENSE GROWTH RATE	3.00%
MARKET RENT/SF	\$0.00

## ADDITIONAL INCOME BREAKDOWN

LAUNDRY	\$1,827.00
TOTAL ADDITIONAL INCOME	\$1,827.00

## EXPENSE BREAKDOWN

GENERAL EXPENSES	
MAINTENANCE	\$12,439.00
UTILITIES	\$18,235.00
TRASH	\$15,251.00
LANDSCAPING	\$3,840.00
TOTAL GENERAL EXPENSES	\$49,765.00
PROPERTY TAX	\$52,105.00
PROPERTY INSURANCE	\$6,786.00
MANAGEMENT FEE	\$4,200.00
TOTAL EXPENSES	\$112,856.00



# CASH FLOW PROJECTIONS

	IN PLACE	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
POTENTIAL GROSS REVENUE						
BASE RENTAL REVENUE	\$325,041.60	\$334,792.85	\$344,836.63	\$355,181.73	\$365,837.18	\$376,812.30
SCHEDULED BASE RENTAL REVENUE	\$325,041.60	\$334,792.85	\$344,836.63	\$355,181.73	\$365,837.18	\$376,812.30
ADDITIONAL INCOME	\$1,827.00	\$1,827.00	\$1,827.00	\$1,827.00	\$1,827.00	\$1,827.00
TOTAL POTENTIAL GROSS REVENUE	\$326,868.60	\$336,619.85	\$346,663.63	\$357,008.73	\$367,664.18	\$378,639.30
EFFECTIVE GROSS REVENUE	\$326,868.60	\$336,619.85	\$346,663.63	\$357,008.73	\$367,664.18	\$378,639.30
OPERATING EXPENSES						
PROPERTY TAX	\$52,105.00	\$52,105.00	\$52,105.00	\$52,105.00	\$52,105.00	\$52,105.00
INSURANCE	\$6,786.00	\$6,989.58	\$7,199.27	\$7,415.25	\$7,637.70	\$7,866.83
MANAGEMENT FEE	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00
GENERAL EXPENSES	\$49,765.00	\$51,257.95	\$52,795.69	\$54,379.56	\$56,010.95	\$57,691.27
TOTAL OPERATING EXPENSES	\$112,856.00	\$114,552.53	\$116,299.96	\$118,099.80	\$119,953.65	\$121,863.11
NET OPERATING INCOME	\$214,012.60	\$222,067.32	\$230,363.68	\$238,908.93	\$247,710.54	\$256,776.19
CAP RATE	4.86%	5.05%	5.24%	5.43%	5.63%	5.84%







# SALES COMPARABLES

21788 Thelma St  
Hayward, California 94541



PRICE	\$4,050,000.00
SALE DATE	04/03/2024
CAP RATE%	5.75
BUILDING SIZE	12,747 SQFT
LOT SIZE	19,602 SQFT
NUMBER OF UNITS	14.00

341-345 Medford Ave  
Hayward, California 94541



PRICE	\$1,900,000.00
SALE DATE	09/24/2024
CAP RATE%	6.14
BUILDING SIZE	4,080 SQFT
LOT SIZE	19,166 SQFT
NUMBER OF UNITS	7.00

732 B St.  
Hayward, California 94541



PRICE	\$969,000.00
SALE DATE	09/30/2024
BUILDING SIZE	2,230 SQFT
LOT SIZE	9,958 SQFT
NUMBER OF UNITS	9.00



# SALES COMPARABLES

4920 Jensen Rd  
Castro Valley, California 94552



PRICE	\$4,150,000.00
SALE DATE	09/24/2024
CAP RATE%	4.00
BUILDING SIZE	7,082 SQFT
LOT SIZE	48,352 SQFT
NUMBER OF UNITS	14.00

19794 Stanton Ave  
Castro Valley, California 94546



PRICE	\$4,500,000.00
SALE DATE	10/16/2024
BUILDING SIZE	17,200 SQFT
LOT SIZE	40,502 SQFT
NUMBER OF UNITS	18.00

29062 Huntwood Ave  
Hayward, California 94544



PRICE	\$2,710,000.00
SALE DATE	08/14/2024
BUILDING SIZE	8,589 SQFT
LOT SIZE	49,658 SQFT
NUMBER OF UNITS	9.00



# SALES COMPARABLES

21857-21889 Thelma St  
Hayward, California 94541



PRICE	\$2,784,600.00
SALE DATE	11/04/2024
CAP RATE%	5.67
BUILDING SIZE	9,620 SQFT
LOT SIZE	16,200 SQFT
NUMBER OF UNITS	9.00

21641 Montgomery St  
Hayward, California 94541



PRICE	\$2,810,000.00
SALE DATE	01/17/2025
CAP RATE%	4.63
BUILDING SIZE	9,812 SQFT
LOT SIZE	14,441 SQFT
NUMBER OF UNITS	14.00

517 Schafer Rd  
Hayward, California 9544



PRICE	\$3,195,000.00
SALE DATE	12/30/2024
CAP RATE%	6.46
BUILDING SIZE	7,560 SQFT
LOT SIZE	47,045 SQFT
NUMBER OF UNITS	10.00



# SALES COMPARABLES

20161-20173 Royal Ave  
Hayward, California 94541



PRICE	\$3,500,000.00
SALE DATE	02/28/2025
CAP RATE%	6.26
BUILDING SIZE	10,031 SQFT
LOT SIZE	20,473
NUMBER OF UNITS	7.00

152-158 Smalley Ave  
, California 94541



SALE DATE	03/24/2025
CAP RATE%	5.53
BUILDING SIZE	9,640 SQFT
LOT SIZE	32,670 SQFT
NUMBER OF UNITS	12.00

24997 Oneil Ave  
Hayward, California 94542



PRICE	\$3,900,000.00
SALE DATE	03/14/2025
BUILDING SIZE	7,587 SQFT
LOT SIZE	11,761 SQFT
NUMBER OF UNITS	9.00



# SALES COMPARABLES

21165 Garden Ave  
San Lorenzo, California 94541



PRICE	\$4,105,000.00
SALE DATE	05/07/2025
CAP RATE%	6.01
BUILDING SIZE	13,824 SQFT
LOT SIZE	40,075 SQFT
NUMBER OF UNITS	15.00

25886-25888 Gading Rd  
Hayward, California 9544



PRICE	\$3,475,000.00
SALE DATE	05/30/2025
CAP RATE%	6.79
BUILDING SIZE	10,608 SQFT
LOT SIZE	21,780 SQFT
NUMBER OF UNITS	11.00

405 Sycamore Ave  
Hayward, California 94544



PRICE	\$3,090,000.00
SALE DATE	05/15/2025
CAP RATE%	7.00
BUILDING SIZE	9,520 SQFT
LOT SIZE	22,651 SQFT
NUMBER OF UNITS	10.00



# DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	26,224	200,654	323,221
2010 Population	26,478	204,415	334,046
2025 Population	31,507	229,637	367,254
2030 Population	31,756	229,175	365,239
2025-2030 Growth Rate	0.16 %	-0.04 %	-0.11 %
2025 Daytime Population	23,953	170,339	299,656

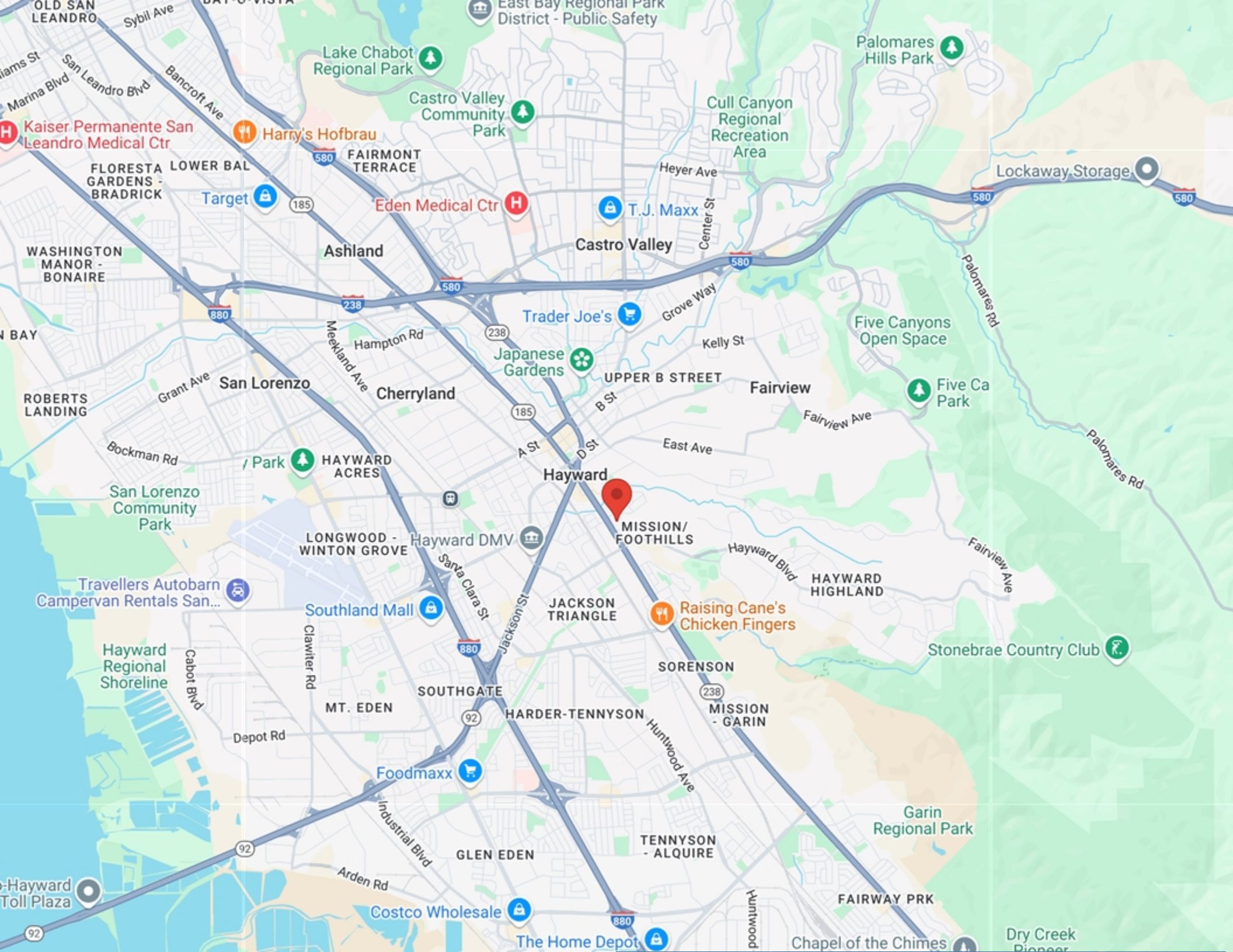
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	9,235	67,655	109,461
2010 Total Households	9,424	67,273	109,732
2025 Total Households	10,627	73,389	117,577
2030 Total Households	10,690	73,162	116,778
2025 Average Household Size	2.92	3.07	3.08
2025 Owner Occupied Housing	4,264	36,589	66,474
2030 Owner Occupied Housing	4,379	36,994	66,796
2025 Renter Occupied Housing	6,363	36,800	51,103
2030 Renter Occupied Housing	6,311	36,168	49,982
2025 Vacant Housing	631	3,497	4,892
2025 Total Housing	11,258	76,886	122,469

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	737	4,674	6,827
\$15000-24999	419	2,501	4,290
\$25000-34999	553	2,937	4,726
\$35000-49999	685	5,095	7,782
\$50000-74999	1,367	9,482	14,137
\$75000-99999	1,287	8,842	13,791
\$100000-149999	2,345	15,276	23,269
\$150000-199999	1,310	9,380	15,078
\$200000 or greater	1,924	15,201	27,677
Median HH Income	\$ 104,288	\$ 107,760	\$ 112,493
Average HH Income	\$ 131,187	\$ 136,080	\$ 144,624











# CITY OF HAYWARD

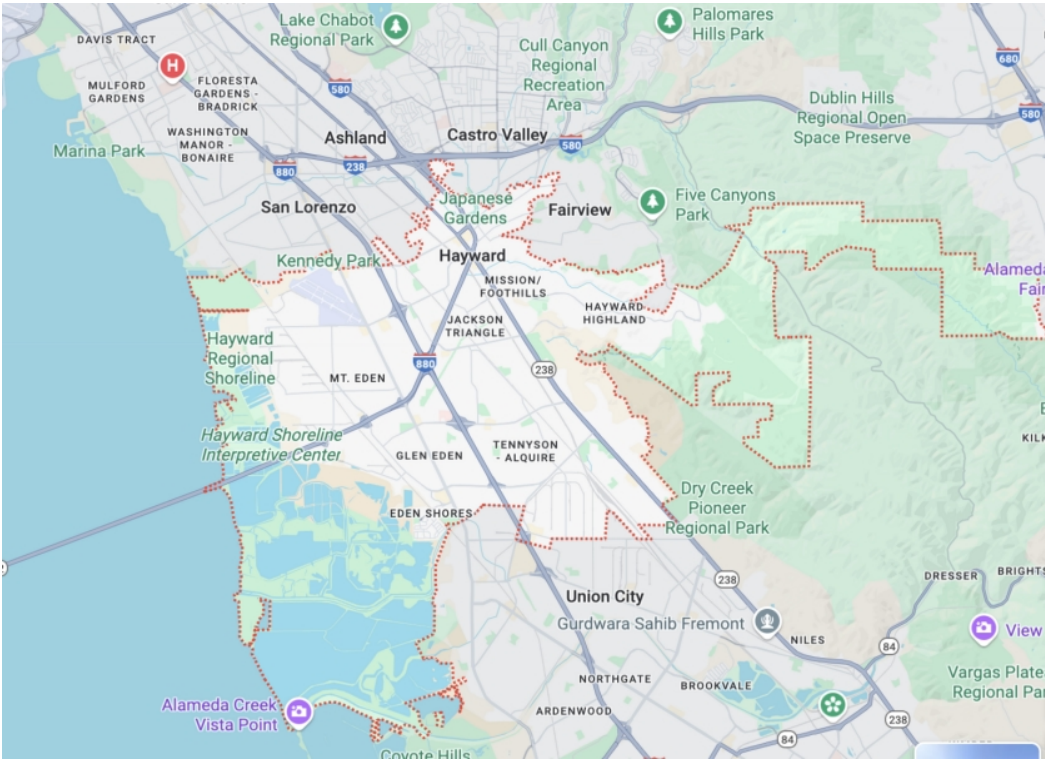
COUNTY	ALAMEDA
INCORPORATED	3/10/1876

AREA		POPULATION	
CITY	64.1 SQ MI	RANK	3
LAND	45.8 SQ MI	DENSITY	AUTO SQ MI
WATER	18.3 SQ MI		
ELEVATION	105 FT		



## ABOUT HAYWARD

Hayward is a city located in Alameda County, California, United States, in the East Bay subregion of the San Francisco Bay Area. With a population of 162,954 as of 2020, Hayward is the sixth largest city in the Bay Area, and the third largest in Alameda County. Hayward was ranked as the 36th most populous municipality in California.





# CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from COLDWELL BANKER REALTY and it should not be made available to any other person or entity without the written consent of COLDWELL BANKER REALTY.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to COLDWELL BANKER REALTY. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. COLDWELL BANKER REALTY has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, COLDWELL BANKER REALTY has not verified, and will not verify, any of the information contained herein, nor has COLDWELL BANKER REALTY conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONTACT THE COLDWELL BANKER REALTY ADVISOR FOR MORE DETAILS.

## EXCLUSIVELY PRESENTED BY:



MATT ARAGONI  
Mobile: (650)483-8949  
matthewtaragoni@gmail.com  
License #: 01978236



Coldwell Banker Realty

225 S. Cabrillo Hwy, Suite 105B  
Half Moon Bay, CA 94019

Office: (650)726-1100  
www.mattaragoni.com