Confidential Offering Memorandum

919-917 Old Canyon Rd, Fremont Ca 94536

*"Always Exceeding
Our Clients' Expectations"*

CONFIDENTIALITY & DISCLAIMER

This Confidential Offering Memorandum (the "Memorandum") has been prepared and presented to the recipient (the "Recipient") by Intempus Realty ("Intempus") as part of Intempus Realty ' efforts to market for sale the real property located at 919-917 Old Canyon Rd, Fremont CA (the "Property"). Intempus is the exclusive agent and broker for the owner(s) of the Property (the "Owner"). Intempus is providing this Memorandum and the material contained in it to the Recipient solely to assist the Recipient in determining whether the Recipient is interested in potentially purchasing all or part of the Property. Intempus also is providing this Memorandum and the material in it to the Recipient with the understanding that the Recipient will independently investigate those matters that it deems necessary and appropriate to evaluate the Property and that the Recipient will rely only on its own investigation, and not on Intempus, the Owner or this Memorandum, in determining whether to purchase the Property. The Recipient's use of this Memorandum and the material in it is strictly governed by the terms and conditions of the Registration and Confidentiality Agreement that the Recipient previously executed and delivered to Intempus.

Please Note the Following:

Intempus, the Owner and their respective agents, employees, representatives, property managers, officers, directors, shareholders, members, managers, partners, joint venturers, corporate parents or controlling entities, subsidiaries, affiliates, assigns and predecessors and successors-in-interest make no representations or warranties about the accuracy, correctness or completeness of the information contained in this Memorandum. The Recipient is urged not to rely on the information contained in this Memorandum and to make an independent investigation of all matters relating to the Property.

This Memorandum includes statements and estimates provided by or to Intempus and/or the Owner regarding the Property. Those statements and estimates may or may not be accurate, correct or complete. Nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements and estimates. Further, nothing contained in this Memorandum should be construed as representation or warranty about any aspect of the Property, including, without limitation, the Property's (1) past, current or future performance, income, uses or occupancy, (2) past, current or prospective tenants, (3) physical condition, (4) compliance or non-compliance with any permit, license, law, regulation, rule, guideline or ordinance, or (5) appropriateness for any particular purpose, investment, use or occupancy. Again, the Recipient is urged not to rely on this Memorandum and the statements and estimates in it and to make an independent investigation regarding the Property and the statements and estimates contained herein.

This Memorandum may include statements regarding, references to, or summaries of, the nature, scope or content of contracts and/or other documents relating to the Property. Those statements, references or summaries may or may not be accurate, correct or complete. Additionally, Intempus may not have referenced or included summaries of each and every contract and/or other document that the Recipient might determine is relevant to its evaluation of the Property. Nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements, representations or summaries. On request and as available, and subject to the Owner's consent, Intempus will provide the Recipient with copies of all referenced contracts and other documents. Intempus assumes no obligation to supplement or modify the information contained in this Memorandum to reflect events or conditions occurring on or after the date of its preparation of this Memorandum. More detailed information regarding the anticipated terms, conditions and timing of any offering by the Owner relating to the Property will be provided in due course by separate communication. Avison Young and/or the Owner reserve the right to engage at any time in discussions or negotiations with one or more recipients of this Memorandum and/or other prospective purchasers of the Property without notice or other obligation to the Recipient.

EXECUTIVE SUMMARY

Intempus, as the exclusive advisor to the ownership, is pleased to offer 919-917 Old Canyon Rd, Fremont, California for sale. The property consists of two (2) buildings totaling ±3,194 square feet on one 7,964 square foot. A completely rebuilt residence where modern design meets everyday functionality.

The property is strategically located in the Canyon Heights neighborhood of Fremont. Benefiting from strong commuter accessibility and consistent rental demand. With easy access to freeways, public transport, shopping centers, and major Bay Area job markets, the property is well-positioned for long-term income stability and future growth potential.

919-917 Old Canyon Rd presents investors with a rare opportunity to be delivered a fully reimagined residence offering the appeal of new construction with modern systems, finishes and designs throughout. Whether you're looking to expand your portfolio or secure a solid multi-family property in a high demand rental market, this is a great opportunity you do not want to miss.

ADDRESS:	**919-917 Old Canyon Rd, Fremont Ca 94536**
COUNTY:	Alameda County
BUILDING SIZE:	±3,194 Square Feet
LAND AREA:	±7,964 Square Feet
% LEASED:	0%
YEAR REMODELED:	2025
NUMBER OF UNITS:	2
CONSTRUCTION:	Concrete perimeter / wood frame / stucco exterior
FAR:	40%
ZONING:	R1
APN:	507-0700-012

INVESTMENT HIGHLIGHTS

- Unique opportunity to acquire a completely rebuilt property & ADU.
- Situated in one of Fremont's most desirable residential pockets with convenient access to major Silicon Valley employment hubs, commuter routes, schools and everyday amenities.
- Fremont continues to benefit from strong housing demand driven by proximity to major Bay Area tech and biotech employers, supporting long-term appreciation and stable occupancy fundamentals.
- The property's configuration supports a variety of living arrangements, increasing marketability to both investors and owner-occupants seeking versatility.
- Contemporary floor plan with seamless indoor-outdoor flow, updated kitchen, and luxury finishes designed to attract high-quality tenants and premium resale interest.
- Fremont's limited housing inventory and high development costs make turnkey renovated properties with ADUs increasingly difficult to replicate at today's replacement costs


family

AREA HIGHLIGHTS

AREA OVERVIEW

Located in the heart of Silicon Valley's East Bay corridor, Fremont has emerged as one of the Bay Area's most desirable residential and employment markets. As the fourth-largest city in the Bay Area, Fremont benefits from a diversified economy anchored by advanced manufacturing, technology, life sciences, cleantech, and healthcare industries. The city continues to experience strong long-term demand due to its strategic location, highly educated workforce, and proximity to major employment centers throughout Silicon Valley.

Fremont is widely recognized as the "hardware side of Silicon Valley," with more than 900 advanced manufacturing and technology companies operating within the city. Major global employers including Tesla, Meta, Lam Research, Western Digital, Thermo Fisher Scientific, and Boehringer Ingelheim maintain significant operations in Fremont, reinforcing the city's economic stability and long-term growth outlook.

TRANSPORTATION

Fremont offers exceptional regional connectivity, making it highly attractive for commuters and employers alike. The city provides direct access to Interstate 880, Interstate 680, Highway 84/Dumbarton Bridge, and Mission Boulevard, allowing convenient travel throughout Silicon Valley, the Peninsula, Oakland, and San Francisco.

Public transportation infrastructure includes multiple BART stations, ACE Train service, Amtrak Capitol Corridor access, and extensive AC Transit bus routes. The Warm Springs/South Fremont BART Station has further accelerated growth and transit-oriented development throughout South Fremont and the Innovation District.

Fremont's central Bay Area location also provides convenient access to major airports including San Jose International Airport, Oakland International Airport, and San Francisco International Airport.

EMPLOYMENT

Fremont continues to benefit from a highly diversified employment base supported by technology, manufacturing, healthcare, logistics, and life sciences sectors. The city's major employment hubs include Warm Springs Innovation District, Bayside Technology Park, Ardenwood Technology Park, and Downtown/City Center. Key employers include: Tesla, Meta, Lam Research, Thermo Fisher Scientific, Western Digital & Kaiser Permanente.

The Warm Springs Innovation District alone is projected to support more than 40,000 technology jobs by 2035, highlighting Fremont's continued trajectory as a premier Silicon Valley employment center.

AMENITIES

Fremont offers residents a strong quality of life supported by extensive parks, shopping, dining, and recreational amenities. The city combines suburban livability with access to major employment and entertainment destinations throughout the Bay Area.

Popular retail and lifestyle destinations include Pacific Commons Shopping Center, one of the region's premier shopping and dining destinations featuring national retailers, restaurants, and entertainment options. The city also offers numerous neighborhood retail centers, grocery options, and local dining throughout its historic districts and downtown areas.

Outdoor recreation is a major draw for the area, with access to hiking trails, regional parks, lakes, and open space. Notable recreational destinations include Central Park and Lake Elizabeth and Quarry Lakes, both of which contribute to Fremont's family-oriented lifestyle and strong residential appeal.

Fremont is also known for its strong school systems, diverse community, and high household incomes, all of which continue to support long-term residential demand and property appreciation throughout the market.

LOCATION OVERVIEW

CITY OF FREMONT

Located in the heart of the Bay Area and Silicon Valley corridor, Fremont has established itself as one of Northern California's most desirable residential and employment markets due to its strategic location, strong economic foundation, and high quality of life. Positioned between San Jose and Oakland, Fremont provides convenient access to major technology and employment hubs throughout Silicon Valley, the Peninsula, and the greater East Bay.

The city benefits from exceptional regional connectivity via Interstate 880, Interstate 680, Highway 84/Dumbarton Bridge, and multiple Bay Area Rapid Transit (BART) stations, making it a highly attractive location for commuters and employers alike. Fremont's accessibility continues to drive strong housing demand, population growth, and long-term investment appeal throughout the market.

Fremont is recognized as a major center for technology, advanced manufacturing, life sciences, and innovation within the broader East Bay region. The city is home to major employers including Tesla, Meta, Lam Research, Western Digital, and Thermo Fisher Scientific, supporting a highly educated workforce and strong local economy. Combined with highly regarded schools, extensive parks and recreation, and a diverse community, Fremont continues to experience strong residential demand and long-term appreciation potential within one of the Bay Area's most supply-constrained housing markets.

MAJOR LOCAL EMPLOYERS

TESLA

One of the world's leading electric vehicle and clean energy companies, Tesla operates its flagship Fremont Factory, which serves as a major manufacturing and innovation hub for the company's vehicle production and engineering operations. The facility is one of the largest employers in the Bay Area and plays a significant role in Fremont's advanced manufacturing economy.

KAISER PERMANENTE®

One of the largest healthcare providers in the country, operating hospitals, clinics, and medical offices throughout the Bay Area. Kaiser is a top employer in the region, offering a wide range of high-quality healthcare and administrative jobs, supporting consistent local housing demand.

Meta

Parent company of Facebook, Instagram, and WhatsApp, Meta maintains a substantial presence in the Bay Area and contributes to Fremont's strong technology-driven employment base. The company is a global leader in social media, artificial intelligence, and virtual reality technologies.

Lam® RESEARCH

A global leader in semiconductor equipment manufacturing, Lam Research develops advanced wafer fabrication technology used by many of the world's largest chipmakers. Headquartered nearby in the Silicon Valley region, the company is a major contributor to Fremont's strong semiconductor and advanced technology ecosystem.

Boehringer Ingelheim

THERMA

Western Digital

MARKET OVERVIEW

Comparison Trends

Inventory	Market	National
Existing Buildings	↓ 5,323	↑ 346,728
Inventory SF	↓ 115M	↓ 8.2B
Average Building SF	↔ 21.7K	↓ 23.8K
Under Construction SF	↓ 0	↓ 47.6M
12 Mo Delivered SF	↓ 56.2K	↓ 32.5M

Rents	Market	National
Market Asking Rent/SF	$3.05	$3.08
Market Starting Rent/SF	$2.94	$2.83
Annual Escalations	3.0%	2.7%
Free Rent in Months	4.5	4.8
Tenant Improvement Allowance/SF	$63.47	$40.08
Term in Months	50.1	64.7
Market Effective Rent/SF	$2.24	$2.50

Demand	Market	National
12 Mo Net Absorption SF	↑ (271K)	↑ 13M
12 Mo Leased SF	↓ 2.6M	↓ 330M
6 Mo Leasing Probability	36.6%	35.2%

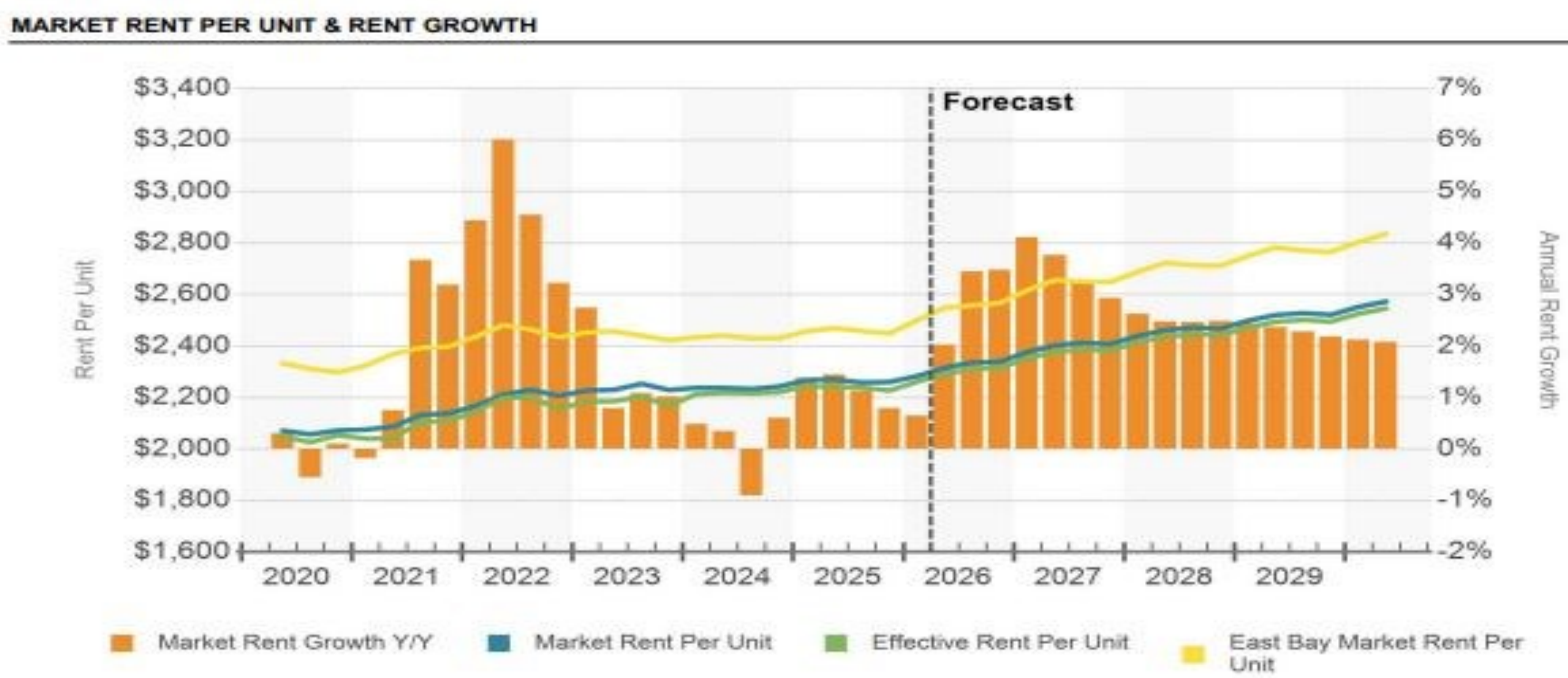
Availability	Market	National
Market Asking Rent/SF	↑ $3.05	↑ $3.08
Vacancy Rate	↑ 15.7%	↓ 13.9%
Vacant SF	↑ 18.1M	↓ 1.1B
Availability Rate	↓ 16.8%	↓ 15.2%
Available SF Direct	↑ 17.2M	↓ 1.1B
Available SF Sublet	↓ 2.4M	↓ 132M
Available SF Total	↓ 19.4M	↓ 1.3B
Months on Market	15.8	13.6

Sales	Market	National
12 Mo Transactions	↑ 143	↑ 18,929
Market Sale Price/SF	↓ $240	↑ $271
Average Market Sale Price	↓ $5.2M	↑ $6.5M
12 Mo Sales Volume	↑ $1.5B	↑ $59.6B
Market Cap Rate	↑ 8.1%	↓ 9.0%

Major employers in Fremont span a diverse range of industries including technology, advanced manufacturing, healthcare, life sciences, automotive innovation, and logistics. Some of the city's largest and most recognized employers include Tesla, Lam Research, Meta, Western Digital, Thermo Fisher Scientific, Kaiser Permanente, and Washington Hospital Healthcare System. Fremont is widely recognized as a major hub for advanced manufacturing and innovation within Silicon Valley, with a strong concentration of semiconductor, biotech, and clean technology companies contributing to the city's highly skilled employment base.

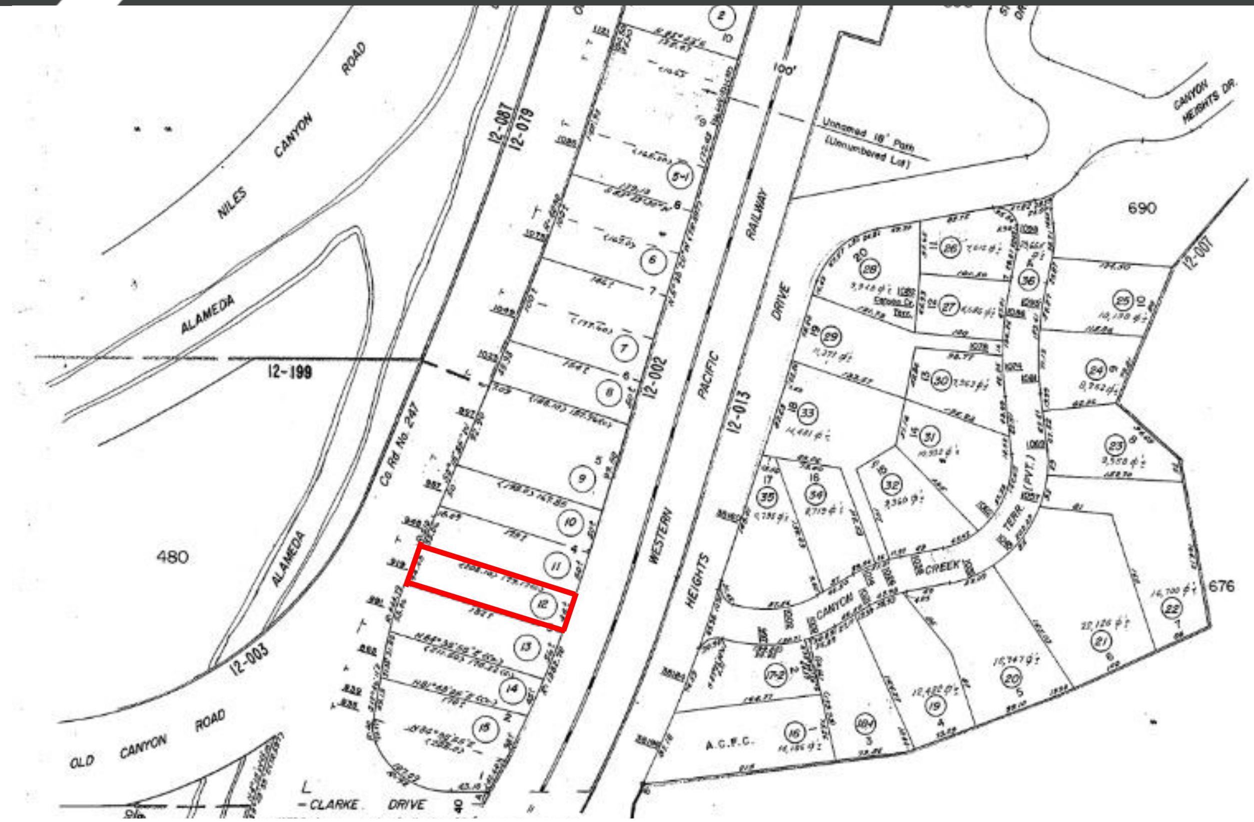
Fremont's strategic location within the Bay Area also provides residents with convenient access to major regional employment centers throughout Silicon Valley, the Peninsula, Oakland, and San Francisco. The city's proximity to major technology campuses in neighboring markets such as Santa Clara, Palo Alto, Mountain View, and San Jose continue to support strong commuter demand, high household incomes, and long-term residential growth throughout the Fremont market.

MARKET OVERVIEW



Major employers in Hayward span a diverse range of industries including healthcare, education, advanced manufacturing, biotechnology, logistics, and public services. Some of the city's largest and most recognized employers include California State University, East Bay, Chabot College, Kaiser Permanente, St. Rose Hospital, and the Hayward Unified School District. The city also has a strong industrial and technology presence with companies such as Gillig, Illumina, Pentagon Technologies, Plastikon Industries, and Ultra Clean Holdings contributing to the area's employment base. Hayward's central Bay Area location also provides residents with convenient access to major regional employers throughout the East Bay, Oakland, Silicon Valley, and the Peninsula, further strengthening the city's long-term housing demand and commuter appeal.

PROPERTY OVERVIEW



2 Unit Complex

919 — 3 Bd + 2.5 Bth Single Family Home

917 — 1 Bd + 2 Bth ADU

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RENT ROLL

Unit	Status	Bed	Ba	Sqft	Market Rent	Pro-Forma Rent 2027	Pro-Forma Rent 2028	Pro-Forma Rent 2029	Pro-Forma Rent 2030
919	Owner Occupied	3	3	2,194	$4,700	$4,935	$5,182	$5,441	$5,713
917	Owner Occupied	1	2	1,000	$2,700	$2,835	$2,977	$3,126	$3,282
					$7,400	**$7,770**	**$8,159**	**$8,566**	**$8,995**

PROFIT & LOSS STATEMENT

Profit and Loss

Income	Current		Pro-Forma 2027	
Account				
Rent	$88,800.00		$93,240.00	
Total Income	**$88,800.00**		**$93,240.00**	
Expense				
Account		**% of Income**		**% of Income**
Vacancy	$888.00	1.00%	$932.40	1.00%
Property Management Fees	$0.00	0.00%	$0.00	0.00%
Insurance	$1,800.00	2.03%	$1,854.00	1.99%
Landscaping	$0.00	0.00%	$0.00	0.00%
Utility Expenses	$0.00	0.00%	$0.00	0.00%
Maintenance	$1,000.00	1.13%	$1,010.00	1.08%
Property Taxes	$15,320.00	17.25%	$15,779.60	16.92%
Total Expense	**$19,008.00**	**21.41%**	**$19,576.00**	**31.00%**
Net Operating Income	**$69,792.00**		**$73,664.00**	
Purchase Price	**$2,000,000.00**			
CAP Rate	**3.49%**		**3.68%**	