



OXBRIDGE
INTERNATIONAL CO.

**AT MARKET SENIOR HOUSING PROJECT FOR
SALE UNITS SHOVEL READY PROJECT**

LIST PRICE: Upon Request



PROPERTY:

29312 Mission Blvd
and 794 Overhill Dr
Hayward, CA 94544

STEVE BECERRA

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INVESTMENT SUMMARY

DEVELOPMENT SUMMARY

Total Site Area **5.57 acres**

Multifamily Residential **186 condos**

- 37 One-bedroom
- 15 One-bedroom + Den
- 81 Two-bedroom
- 48 Three-bedroom
- 5 Four-bedroom

Condos range from
800+ to 1800+ sqft

*More than 30,000 sqft of amenity spaces

Condo Prices ranging from \$575,000 to \$1.6M+

Single-family Residential **3 lots**

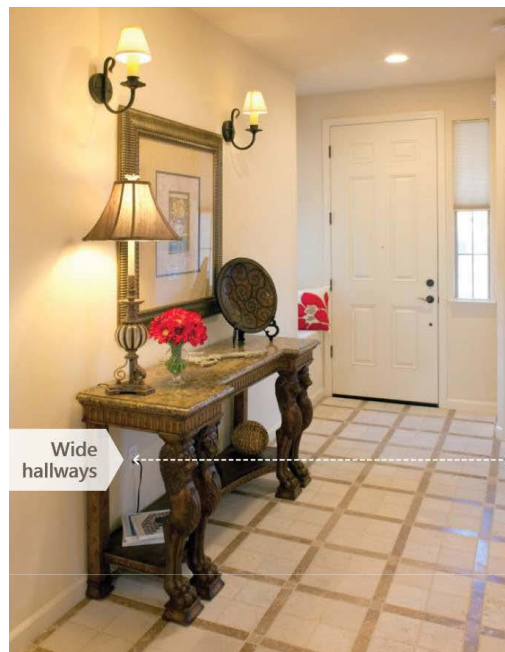
3 Premium Lots starting at \$650,000+



All images shown are merely artist renderings, and the final product could look different.



Property Summary Report



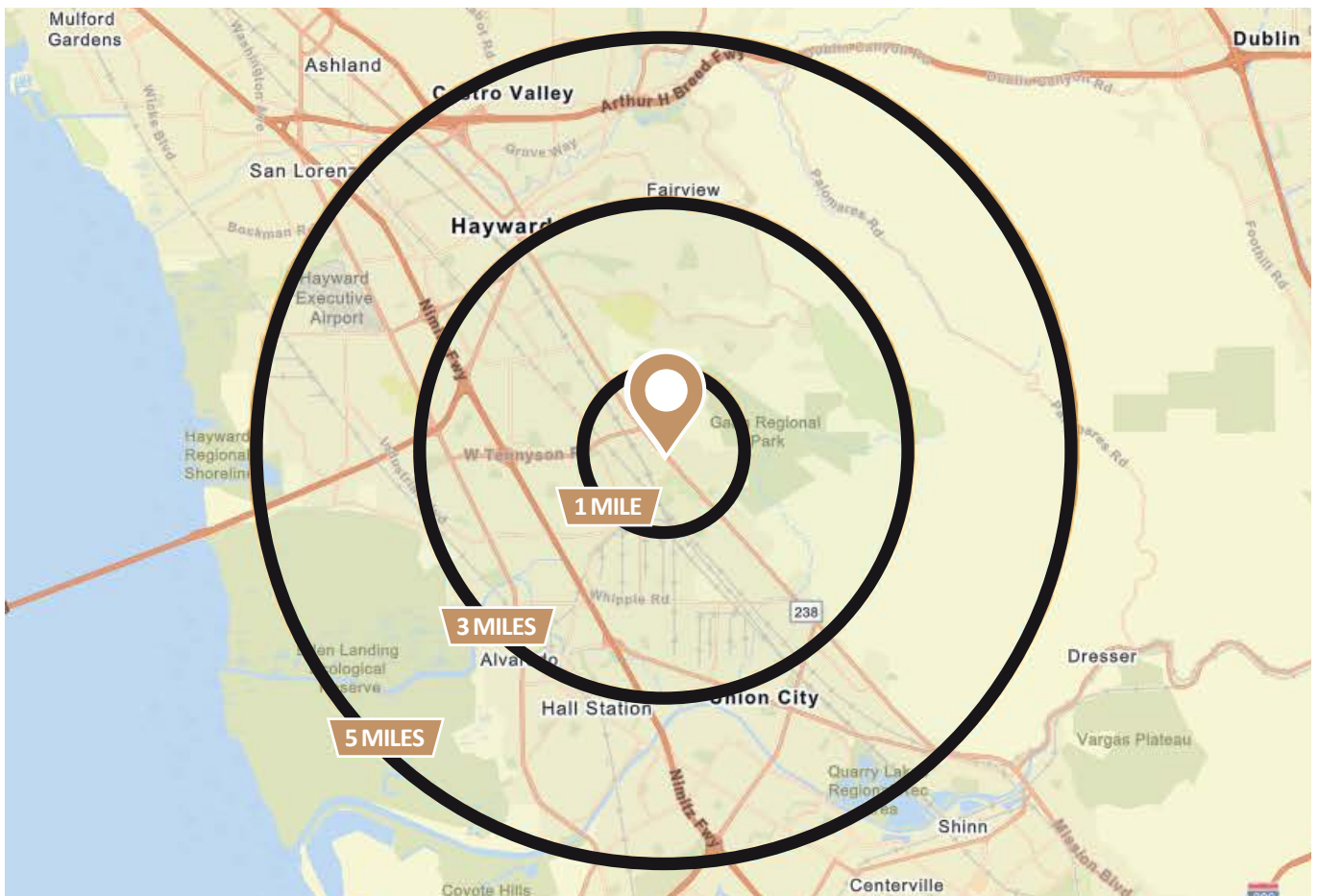


Comparables Sales

1 8TH Ave - Brooklyn Basin Parcel E	
Oakland, CA 94606	
Sale Date:	05/08/2019
Escrow Date:	
Sale Price:	\$14,700,000-Confirmed
Price/AC Land Gross:	\$12,377,905.02 (\$284.16/SF)
Zoning:	D-OTN, EPP
Lot Dimensions:	
Transfer Tax:	
Street Frontage:	
Financing:	Down Payment of \$14,700,000.00 (100.0%)
Parcel No:	018-0465-016-00
Document No:	034629
Sale Type:	Investment
Land Area:	1.19 AC (51,732 SF)
Proposed Use:	Senior Housing
Units:	200
2 3550 San Felipe Rd	
San Jose, CA 95135	
Sale Date:	06/12/2017 (3,440 days of market)
Escrow Date:	365 days
Sale Price:	\$8,000,000 - Confirmed
Price/AC Land Gross:	\$1,809,954.75 (\$41.55/SF)
Zoning:	R1B2
Lot Dimensions:	Irregular
Transfer Tax:	\$8,800
Street Frontage:	747 feet on San Felipe Rd
Financing:	Down payment on \$8,000,000.00 (100.0%)
Parcel No:	659-04-015, 659-04-017, 650-04-016
Document No:	23671884
Sale Type:	Investment
Land Area:	4.42 AC (192,535 SF)
Proposed Use:	Senior Housing
Units:	94
2 581 E Fremont Ave	
San Jose, CA 95135	
Sale Date:	02/07/2020 (638 days on market)
Escrow Date:	
Sale Price:	\$7,500,000 - Confirmed
Price/AC Land Gross:	\$6,216,328.22
Zoning:	P-F
Lot Dimensions:	
Transfer Tax:	\$8,250
Street Frontage:	
Financing:	Down payment on \$7,500,000 (100.0%)
Parcel No:	211-31-018
Document No:	24400029
Sale Type:	Investment
Land Area:	1.21 AC (52,555 SF)
Proposed Use:	Senior Housing
Units:	88

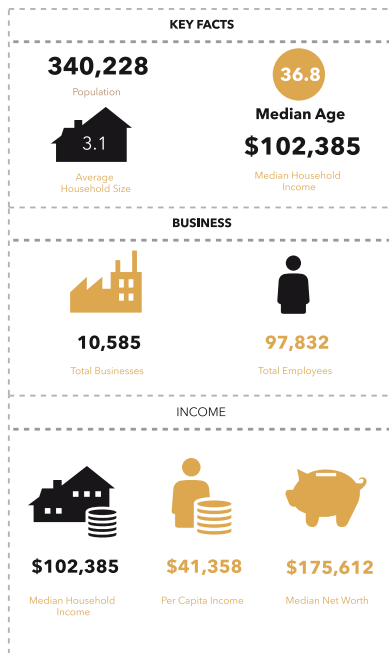


LOCATOR MAP





DEMOGRAPHICS





STEVE BECERRA

Founder & C.E.O. of Oxbridge International Co.

A trusted name in the Silicon Valley Commercial Real Estate market and development arena, Steve Becerra brings over forty years of solid experience to the table for every client and every negotiation. Professionally trained and certified as an expert negotiator, Steve brings a wealth of knowledge and experience to the transactions for each and everyone of his clients. Totalling over \$2 billion of closed real estate transactions that Steve has successfully closed. Steve has a vast wide variety of cliental that range from domestic to international clients. He has been the exclusive Broker for multiple international companies in the acquisition of major Investments that include hospitality, office, land and development. His scope involves acquisitions, negotiations, analyst of due diligence and all closing aspects.

Steve was the founding broker and General Manager for a commercial brokerage wholly owned by Berkshire Hathaway. The firm was recognized by Costar as one of the most successful commercial real estate division in Silicon Valley. Steve led the division to be ranked number 10 commercial real estate firms by Costar in 2017 and in 2018 was ranked number 5 in the Bay Area. He personally was recognized as a Power Broker by Costar in 2018.

It is his vast experience and knowledge in commercial real estate that it has placed Steve as the Chief Executive Officer for Oxbridge International Co. As the driving force in Oxbridge International Co., it is quickly becoming the new wave of commercial brokerage combining technological marketing, global contacts and deep experienced and knowledgeable commercial agents. It is becoming the power behind this new age commercial brokerage.

Steve also leverages his strong background in real estate development. This includes over twenty five years of experience building luxury custom homes for all kinds of clientele. He also has a background in land sales and acquisitions for national and local builders-- with a scope of experience ranging from site analysis and entitlement processing to land planning. It is his knowledge of what constitutes a truly quality project, combined with what buyers need in a negotiation that makes Steve a valued partner in the acquisition process.

On a professional level, Steve has served on seventeen committees and task-forces for boards ranging from the Santa Clara Valley Board of Realtors (formerly known as the San Jose Real Estate Board) to the Silicon Valley Association of Realtors (formerly Los Gatos-Saratoga Board of Realtors). His membership list includes professional organizations such as the National Association of Realtors, California Association of Realtors, ISIS (Japan Association of Brokers) Farm and Ranchers Association of Brokers, and South County Association of Manager Brokers.

As an active member in his community, Steve has served on several non profit boards. Most recently he was appointed and served as Chairman of the Board of Directors for Family Supportive Housing, a homeless shelter catering exclusively to families. As Chairman of the Board, he led the drive on a \$16 million dollar Capital Campaign to fund and develop a new 35,000 square foot family shelter. The project was a Leed Silver Certified Building and has become a model across the nation.

Steve enjoys spending time with his family and grandkids. His passions include hunting and fishing, which has taken him to all corners of the globe.