

Meekland Avenue

Excellent Investment Opportunity!

21806 Meekland Avenue
Hayward, CA 94541



Meekland Avenue

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Company Bio

Exclusively Marketed by:

Ralph Watkins

Watkins Real Estate
Managing Broker
(415) 515-9175
ralph@watkinsre.com
CA: 00977204 / MO:
2021047137



Brokerage License No.: CA: 00977204 / MO: 202104
www.watkinsre.com

MEEKLAND AVENUE

01 Executive Summary

Investment Summary

Unit Mix Summary

OFFERING SUMMARY

ADDRESS	21806 Meekland Avenue Hayward CA 94541
COUNTY	Alameda
MARKET	Alameda County / Unincorporated
SUBMARKET	Cherryland District
BUILDING SF	10,017 SF
LAND SF	24,600 SF
LAND ACRES	.57
NUMBER OF UNITS	14
YEAR BUILT	1940
APN	0064033300
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$2,650,000
PRICE PSF	\$264.55
PRICE PER UNIT	\$189,286
OCCUPANCY	97.00%
NOI (CURRENT)	\$149,914
NOI (Pro Forma)	\$215,735
CAP RATE (CURRENT)	5.66%
CAP RATE (Pro Forma)	8.14%
GRM (CURRENT)	10.39
GRM (Pro Forma)	7.99

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 Population	40,065	235,100	376,641
2025 Median HH Income	\$96,387	\$103,321	\$109,624
2025 Average HH Income	\$120,948	\$130,433	\$141,636

14 Units / Unincorporated Alameda County

- Seize this rare opportunity to stamp your claim on an excellent investment in Hayward's coveted 'Cherryland District'. Known for its central location and ease of access, Hayward is Dubbed the 'Heart of the Bay Area'. The City of Hayward is a main transportation vein, providing ease of access to all of Alameda County, The San Francisco Bay Area and beyond.

The Meekland property is located in the Unincorporated Area of Hayward, Alameda County. This property offers investor's a prime multi-family unit mix. Ideally situated with 1 - 3 bed/1 bath SFH and 13 uniform 2 bed/1 bath units. The front Single Family Home is equipped with garage and laundry. Additional, allocated parking for rear units is plentiful and off-street. No shared laundry facilities on site.

Excellent upside potential!! Current in place, stabilized 5.66% Cap Rate. Proforma Cap Rate over 8.00%!!

- Tenants enjoy a central location with easy access to multiple freeways and sources of public transportation and less than 2 miles to Hayward BART and the vibrant Downtown Hayward!

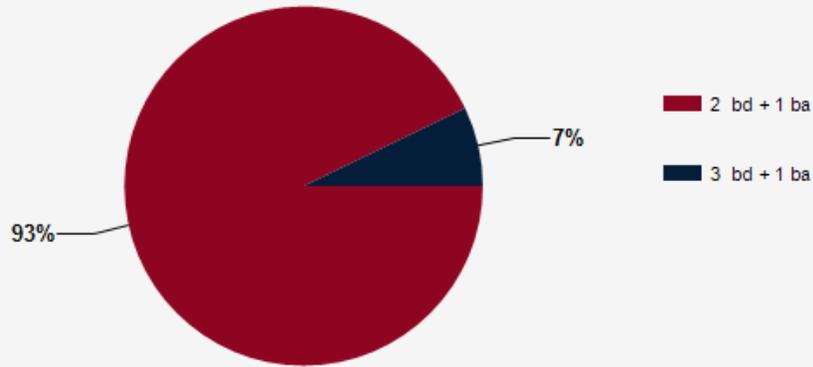
Why Invest in Hayward? Here convenience and ease of access are a luxury your tenants can afford, with Highways 880, 580, 92, 680, and 84 being in the near vicinity.

Tenants will happily embrace the promise of quality, minimalistic living with these simply crafted and centrally located 2-bedroom units! The luxury of on-site, off-street parking will also be appreciated.

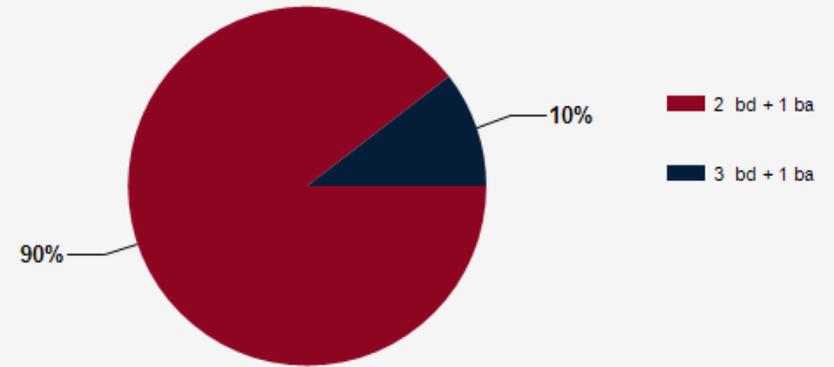
Huge upside potential. Secure your investment and raise rents through attrition and the updating of units!

Unit Mix	# Units	Square Feet	Actual			Market		
			Current Rent	Rent PSF	Monthly Income	Market Rent	Market Rent PSF	Market Income
2 bd + 1 ba	13	690	\$1,498	\$2.17	\$19,475	\$1,950	\$2.83	\$25,350
3 bd + 1 ba	1	1,047	\$1,780	\$1.70	\$1,780	\$2,300	\$2.20	\$2,300
Totals/Averages	14	716	\$1,518	\$2.14	\$21,255	\$1,975	\$2.78	\$27,650

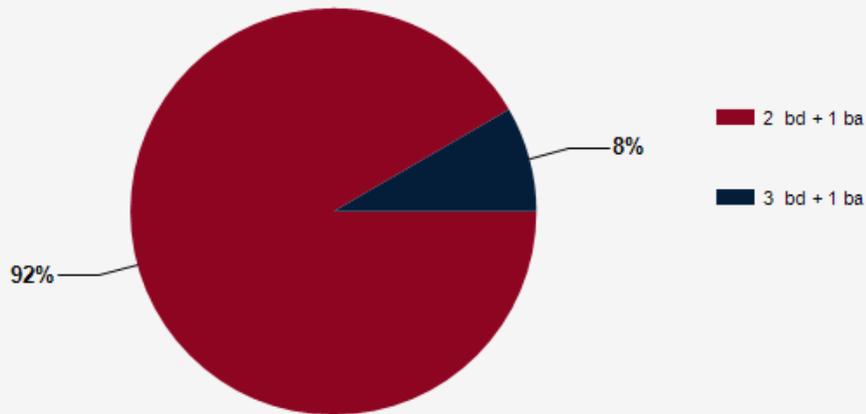
Unit Mix Summary



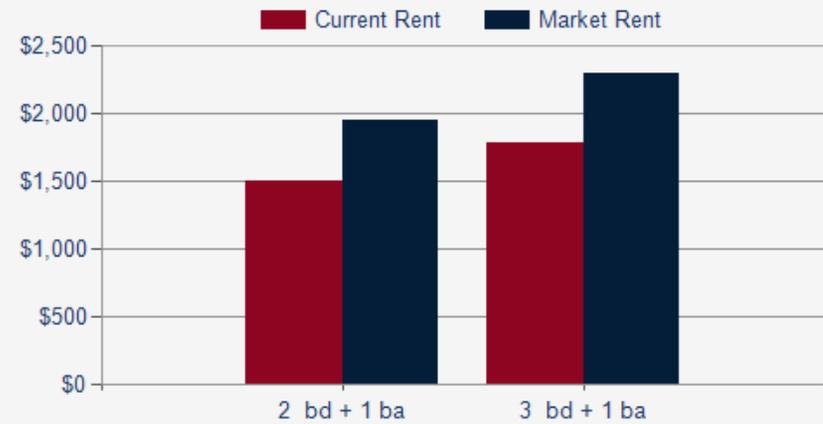
Unit Mix SF



Unit Mix Revenue



Actual vs. Market Revenue



MEEKLAND AVENUE

02 Rent Roll

Rent Roll

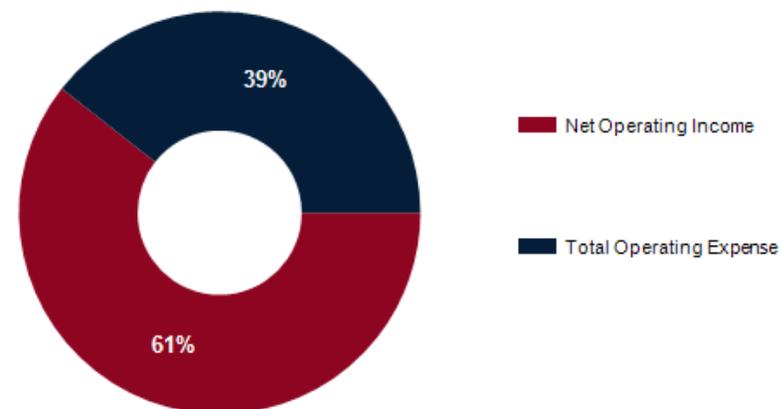
Unit	Unit Mix	Square Feet	Rent PSF	Current Rent	Market Rent	Move-in Date
21806	3 bd + 1 ba	1,047	\$1.70	\$1,780.00	\$2,300.00	04/01/2006
21808	2 bd + 1 ba	690	\$1.92	\$1,325.00	\$1,950.00	05/01/2002
21810	2 bd + 1 ba	690	\$2.03	\$1,400.00	\$1,950.00	02/01/2007
21812	2 bd + 1 ba	690	\$2.23	\$1,540.00	\$1,950.00	08/01/2020
21814	2 bd + 1 ba	690	\$2.12	\$1,460.00	\$1,950.00	04/01/2020
21816	2 bd + 1 ba	690	\$2.00	\$1,380.00	\$1,950.00	10/01/2006
21818	2 bd + 1 ba	690	\$2.08	\$1,435.00	\$1,950.00	09/01/1996
21820	2 bd + 1 ba	690	\$2.15	\$1,485.00	\$1,950.00	04/01/2009
21822	2 bd + 1 ba	690	\$2.46	\$1,700.00	\$1,950.00	05/01/2022
21824	2 bd + 1 ba	690	\$2.77	\$1,910.00	\$1,950.00	04/01/2024
21826	2 bd + 1 ba	690	\$2.12	\$1,460.00	\$1,950.00	11/01/2014
21828	2 bd + 1 ba	690	\$2.12	\$1,460.00	\$1,950.00	07/01/2014
21830	2 bd + 1 ba	690	\$2.12	\$1,460.00	\$1,950.00	04/01/2005
21832	2 bd + 1 ba	690	\$2.12	\$1,460.00	\$1,950.00	05/01/2020
Totals / Averages		10,017	\$2.14	\$21,255.00	\$27,650.00	

MEEKLAND AVENUE

03 **Financial Analysis**
Income & Expense Analysis

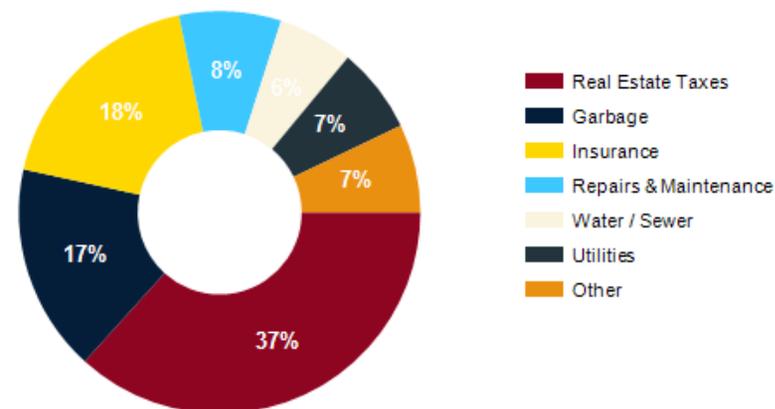
REVENUE ALLOCATION CURRENT

INCOME	CURRENT	PRO FORMA	
Gross Scheduled Rent	\$255,060	\$331,800	
Gross Potential Income	\$255,060	\$331,800	
Occupancy	97.00%	95.00%	
Effective Gross Income	\$247,408	\$315,210	
Less Expenses	\$97,494	\$99,475	31.55%
Net Operating Income	\$149,914	\$215,735	



EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Real Estate Taxes	\$35,802	\$2,557	\$35,802	\$2,557
Insurance	\$17,858	\$1,276	\$17,858	\$1,276
Repairs & Maintenance	\$8,000	\$571	\$8,400	\$600
Water / Sewer	\$5,924	\$423	\$6,800	\$486
Landscaping	\$1,500	\$107	\$2,125	\$152
Utilities	\$6,705	\$479	\$6,705	\$479
Garbage	\$16,291	\$1,164	\$18,735	\$1,338
Terminex	\$2,651	\$189	\$3,050	\$218
Plumbing	\$1,350	\$96		
Paint	\$213	\$15		
Cleaning and Maintenance	\$1,200	\$86		
Total Operating Expense	\$97,494	\$6,964	\$99,475	\$7,105
Expense / SF	\$9.73		\$9.93	
% of EGI	39.40%		31.55%	

DISTRIBUTION OF EXPENSES CURRENT



MEEKLAND AVENUE

04

Location

Location Summary

Aerial Map

Major Employers Map

Cherryland District / Hayward / Unincorporated Alameda County

- Tired of a long commute? Nowhere to park? Having car trouble?

Hayward is coveted for its Central Location that provides the luxury of being able to access local cities such as Oakland, Berkeley, San Francisco and San Jose, within the hour. With prime access to all freeways (580, 880, 680). Public transportation with bus lines on Meekland and BART less than 2 miles away!

Tenants will also find built in convenience with amenities such as Costco Wholesale and Gasoline being less than 1 mile from the Meekland property.

- Whether you're a brew master or simply appreciate craft beer, having major local breweries with a nearby taproom is always a plus when friends or family come to town!

Stop into local favorite, Buffalo Bill's Brewery, America's FIRST Brewpub, for craft beer and their excellent food selection. Savor the summer afternoons and evenings at nearby Drake's Barrel Room! Equipped with outdoor seating, food trucks and exposed barrels that create the perfect ambience, no matter the occasion.

Still thirsty? Finish off your tour of local breweries and enjoy some more live music at The Hayward Bistro. Locals also frequent the World Famous Turf Club for live music, intimate ambience and the fully equipped tiki bar. There will always be somewhere to explore and enjoy in the city of Hayward.

* Drakes Barrel House: <https://drinkdrakes.com/places/barrel-house/>

* Buffalo Bills Brewery: <https://www.buffalobillsbrewery.com/>

- Investor's provide their future tenant's vibrant recreation opportunities with local parks such as Cherryland Park, Lake Chabot, The Japanese Garden, Meek Estate, Centennial Park and the Cannery Park being in the near vicinity.

* Lake Chabot Regional Park:

<https://www.ebparks.org/parks/lake-chabot>

* Japanese Garden:

<https://www.haywardrec.org/facilities/facility/details/japanese-gardens-100>

Central Location

- Centrally located in the 'Heart of the Bay', Hayward. Unincorporated, Alameda County jurisdiction. Here, convenience and ease of access are a luxury your tenants can afford, with Highways 880, 580, 92, 680 and 84 being in near vicinity. Located at the very tip of the South Bay.

Boasting dynamic culture, rapid local infrastructure growth and temperate climate with year-round natural beauty that won't be found anywhere else in the world, this is an opportunity that you need to see to believe! With Stanford, CSUEB, UCSF and UC Berkeley and Big Tech being in the backyard, The Bay Area offers opportunity to establish oneself like no other.

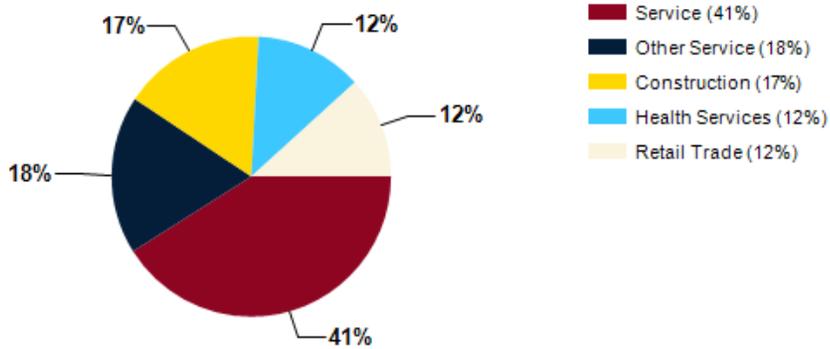
Whether your tenants work in Silicon Valley, Oakland or San Francisco, this centrally located property will be ideal for the commuting professional.

Opportunity

- Don't miss out on the opportunity to own a stake of the in the prestigious 'Bay Area'. Location, weather, future planned infrastructure and access to local transportation make Hayward not only an excellent investment, but a wonderful place to call 'home'.

- With additional proposed developments like La Vista Park, said to offer 180° of the San Francisco Bay, the City of Hayward is making a long term investment in a community that is sure to flourish for decades to come.

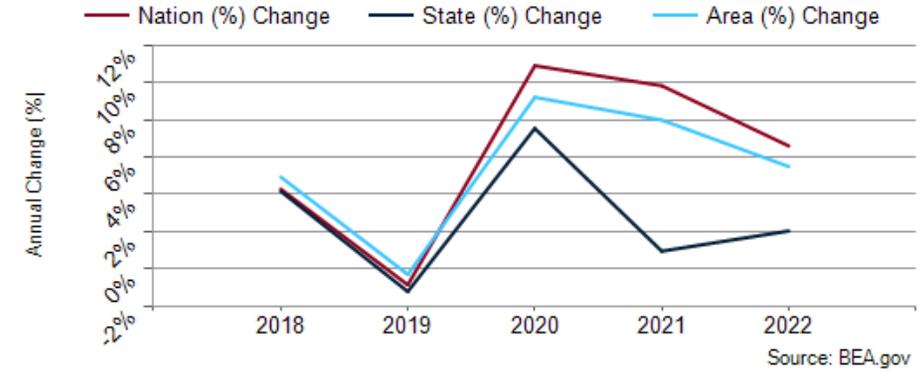
Major Industries by Employee Count



Largest Employers

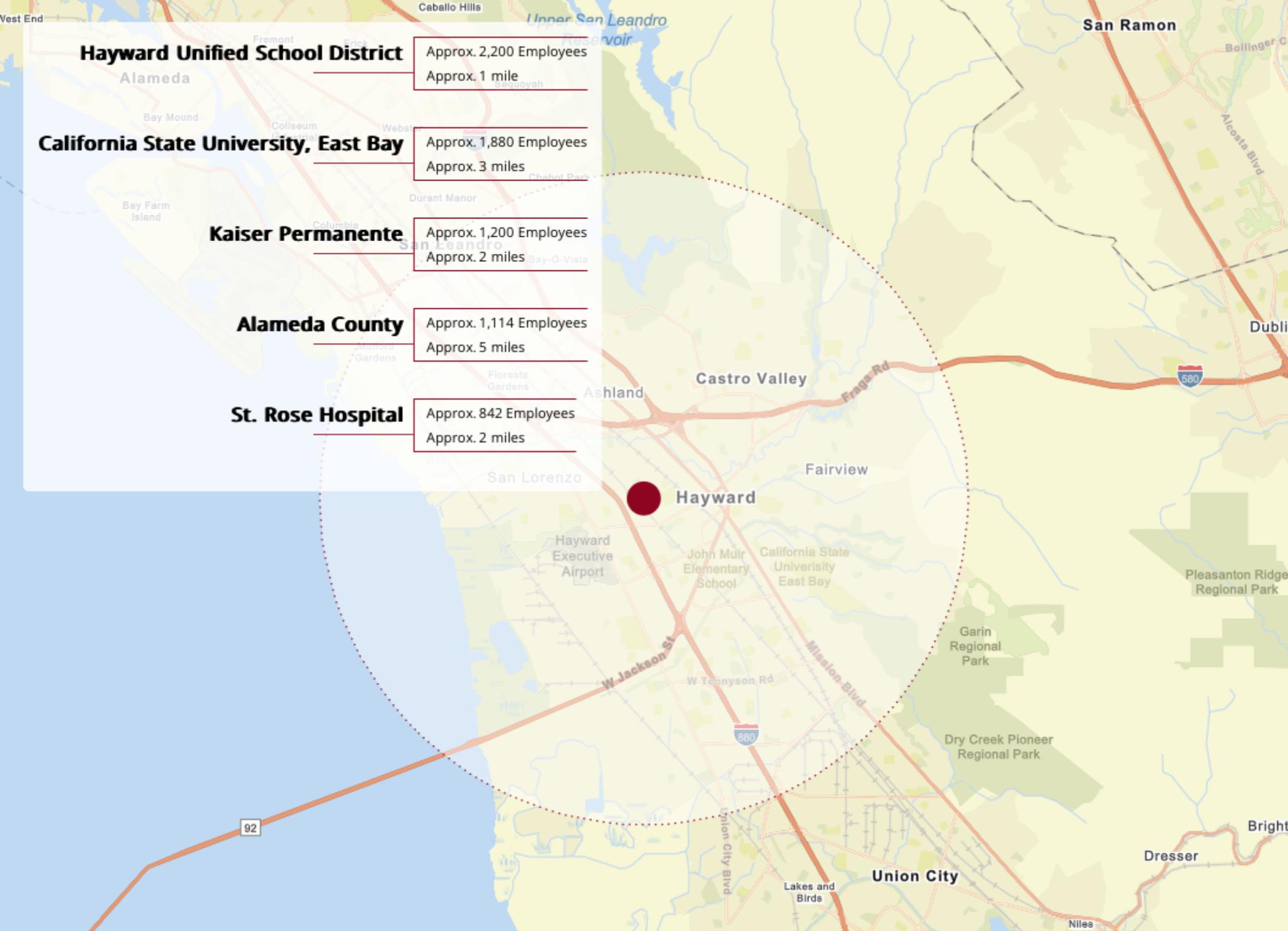
Hayward Unified School District	2,500
California State University, East Bay	2,207
Kaiser Permanente	2,200
Alameda County	2,000
City of Hayward	1,178
St. Rose Hospital	842
Gillig Corporation	700
Chabot College	615

Alameda County GDP Trend





Report a map error



MEEKLAND AVENUE

05 Property Description

Property Features

Property Images

PROPERTY FEATURES

NUMBER OF UNITS	14
BUILDING SF	10,017
LAND SF	24,600
LAND ACRES	.57
YEAR BUILT	1940
# OF PARCELS	1
BUILDING CLASS	C
TOPOGRAPHY	Flat
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	3
LOT DIMENSION	W-96 x S-221 x E-115 x N-247

UTILITIES

WATER	L
TRASH	L
GAS	T
ELECTRIC	T

CONSTRUCTION

FRAMING	Wood
EXTERIOR	Stucco / Siding
PARKING SURFACE	Asphalt
ROOF	Shingle
LANDSCAPING	Drought Resistant



21806
21808
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PRIVATE PROPERTY
NO PUBLIC
PARKING
ALL VEHICLES MUST BE
REGISTERED AND HAVE
VALID INSURANCE
ISLAND AUTO FORWARD
546-546-7242
FOR MORE INFO VISIT
WWW.ISLANDAUTO.COM
WE RESERVE THE RIGHT TO
REMOVE ANY VEHICLES
WITHOUT NOTICE

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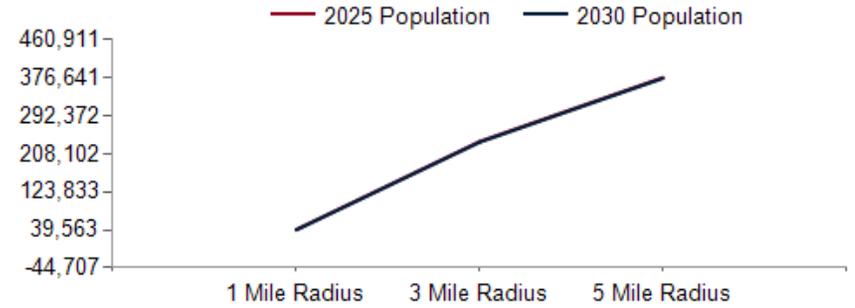
MEEKLAND AVENUE

06 Demographics

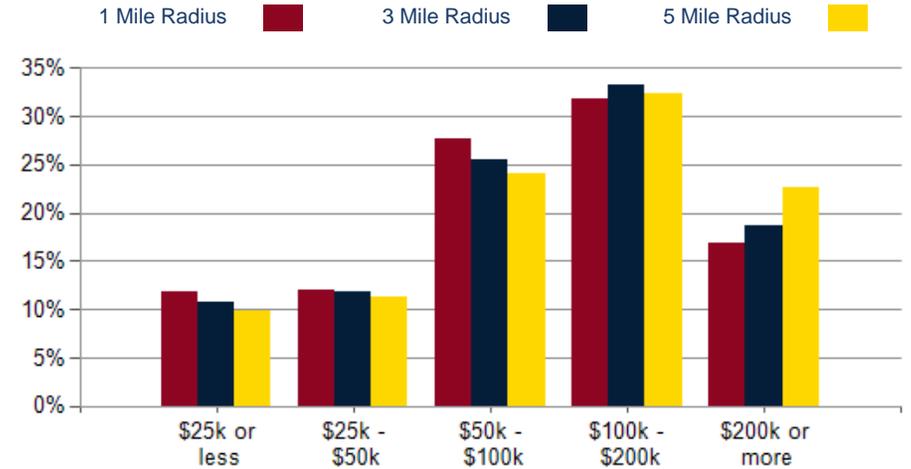
General Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	33,697	205,887	329,693
2010 Population	36,116	212,519	341,623
2025 Population	40,065	235,100	376,641
2030 Population	39,563	233,734	375,303
2025 African American	3,327	21,834	33,789
2025 American Indian	925	3,855	5,572
2025 Asian	7,981	66,327	118,674
2025 Hispanic	22,358	93,629	134,812
2025 Other Race	14,998	57,782	82,554
2025 White	6,515	48,667	80,325
2025 Multiracial	5,615	32,129	48,793
2025-2030: Population: Growth Rate	-1.25%	-0.60%	-0.35%

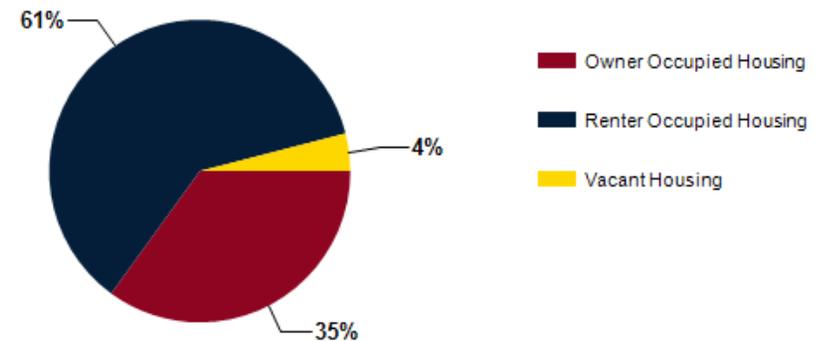
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,017	5,013	7,481
\$15,000-\$24,999	431	3,074	4,618
\$25,000-\$34,999	501	3,469	5,211
\$35,000-\$49,999	969	5,516	8,601
\$50,000-\$74,999	1,833	9,925	14,753
\$75,000-\$99,999	1,547	9,479	14,716
\$100,000-\$149,999	2,515	15,637	24,248
\$150,000-\$199,999	1,364	9,570	15,578
\$200,000 or greater	2,062	14,225	27,712
Median HH Income	\$96,387	\$103,321	\$109,624
Average HH Income	\$120,948	\$130,433	\$141,636



2025 Household Income



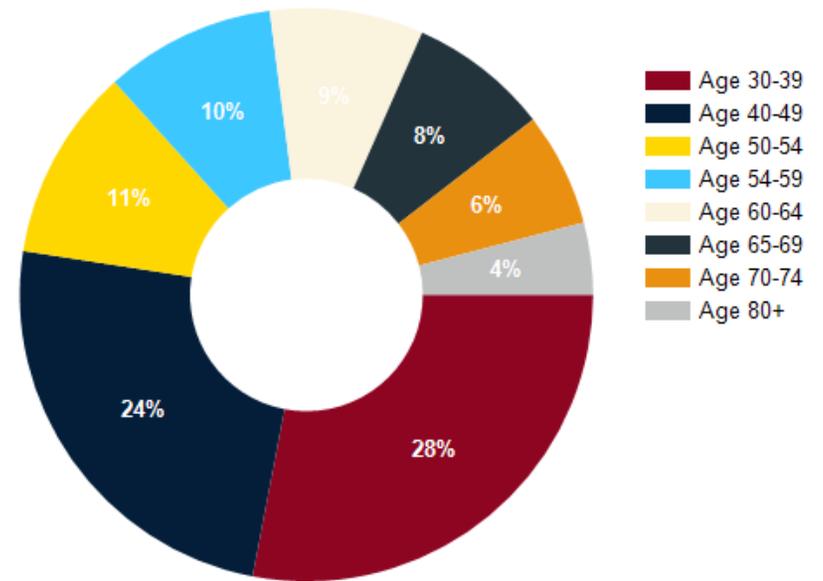
2025 Own vs. Rent - 1 Mile Radius



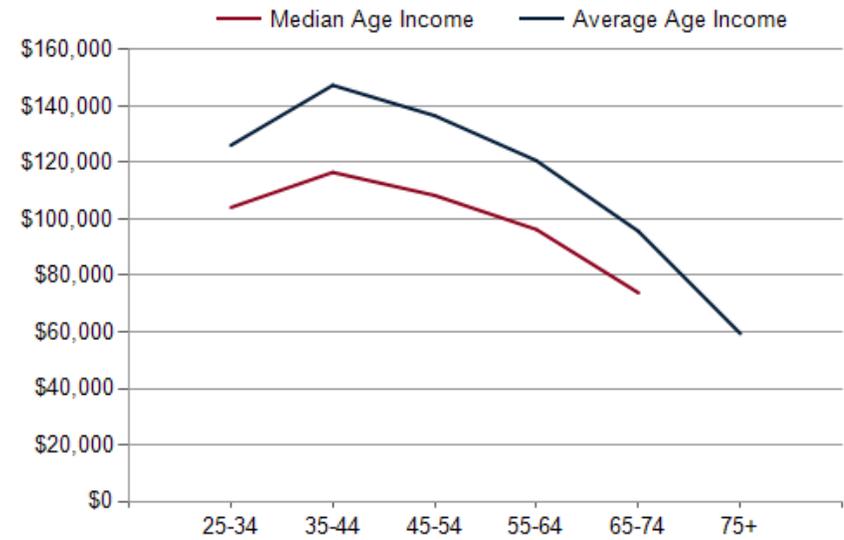
Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	3,327	19,184	30,102
2025 Population Age 35-39	3,232	19,111	29,872
2025 Population Age 40-44	3,102	17,877	28,057
2025 Population Age 45-49	2,621	15,058	23,903
2025 Population Age 50-54	2,547	14,424	23,392
2025 Population Age 55-59	2,253	13,456	22,242
2025 Population Age 60-64	2,029	13,336	22,528
2025 Population Age 65-69	1,852	12,080	20,823
2025 Population Age 70-74	1,503	9,594	16,692
2025 Population Age 75-79	951	6,758	12,009
2025 Population Age 80-84	501	3,756	6,756
2025 Population Age 85+	550	3,854	6,651
2025 Population Age 18+	31,236	185,607	300,115
2025 Median Age	37	38	39
2030 Median Age	38	40	41

Population By Age



2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$104,068	\$105,276	\$109,296
Average Household Income 25-34	\$126,083	\$129,491	\$137,940
Median Household Income 35-44	\$116,517	\$123,910	\$133,846
Average Household Income 35-44	\$147,349	\$153,824	\$165,567
Median Household Income 45-54	\$108,347	\$123,896	\$136,305
Average Household Income 45-54	\$136,582	\$155,392	\$169,322
Median Household Income 55-64	\$96,263	\$108,309	\$121,420
Average Household Income 55-64	\$120,636	\$136,344	\$154,365
Median Household Income 65-74	\$73,834	\$81,180	\$89,469
Average Household Income 65-74	\$95,634	\$106,306	\$118,784
Average Household Income 75+	\$59,429	\$73,098	\$80,279



MEEKLAND AVENUE

07 Company Profile

Company Bio

Watkins Real Estate

Watkins Real Estate (WRE) Has served the greater East Bay Area for over 50 years. Specializing in the areas of Castro Valley, San Leandro, San Lorenzo, Livermore, Pleasanton, Dublin, Newark, Fremont, Union City and the City of Hayward.

WRE is a small family run real estate boutique priding ourselves on providing the highest level of personal, professional service

WRE assists clients with acquisition and disposition of single family, investment, multiple unit residential, property management, commercial, mixed use property and land development opportunities.

WRE currently manages over 200 units in the East Bay Area from multiple family buildings to single family homes. WRE property management services include maintenance, updating and/or rehabilitation of property.

WRE provides creative solutions utilizing our experience and expertise to elevate your property to its highest and best use.

Ralph Watkins III, the managing broker, rejoined the family business in 2005 obtaining his brokers license in 2009. Ralph III worked in the financial industry at Franklin/Templeton Fund, Hambrecht & Quist (H&Q), JP Morgan and Bear Stearns over the previous 15 years. Ralph III has built and manages (through Watkins Fund Management, LLC) private equity real estate syndications. Ralph III has been involved in the acquisition and disposition of many multiple unit properties utilizing the 1031 exchange as appropriate. Ralph III originally obtained his Real Estate license in 1986. Ralph III holds the Graduate Realtors® Institute (GRI) designation and is a Certified Broker Pricing Specialist (CBPS). Ralph III is also a licensed Real Estate Broker in the state of Missouri.

Ralph Watkins II, the founding broker, has been in the business since 1969 and founded Watkins Real Estate in 1973. Ralph II was one of the pioneers of 1031 exchanging in the East Bay Area. In 1972, Ralph II completed the largest simultaneous 1031 exchange in California. The exchange involved five pieces of property (11 legs) and took almost one year to close escrow. Ralph II has property managed over 500 units.

Patricia Watkins joined the firm in 2006 as a licensed agent. Patricia worked at Nordstrom for over 17 years as a financial analyst and now assists with sales and handles all aspects of property management.

Jordan Breilh joined the firm in 2022. Jordan is a licensed California Real Estate Agent. Jordan specializes in Single Family home and 2-4 unit, residential Investment property sales. Jordan's primary focus is sales and acquisitions providing due diligence in offering the highest level of qualified real estate for our clients.

Watkins Real Estate
Ralph Watkins
2811 Castro Valley Blvd.
Suite 205
Castro Valley CA 94546
510 278-2121 Office
415 515-9175 Cell
ralph@watkinsre.com

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