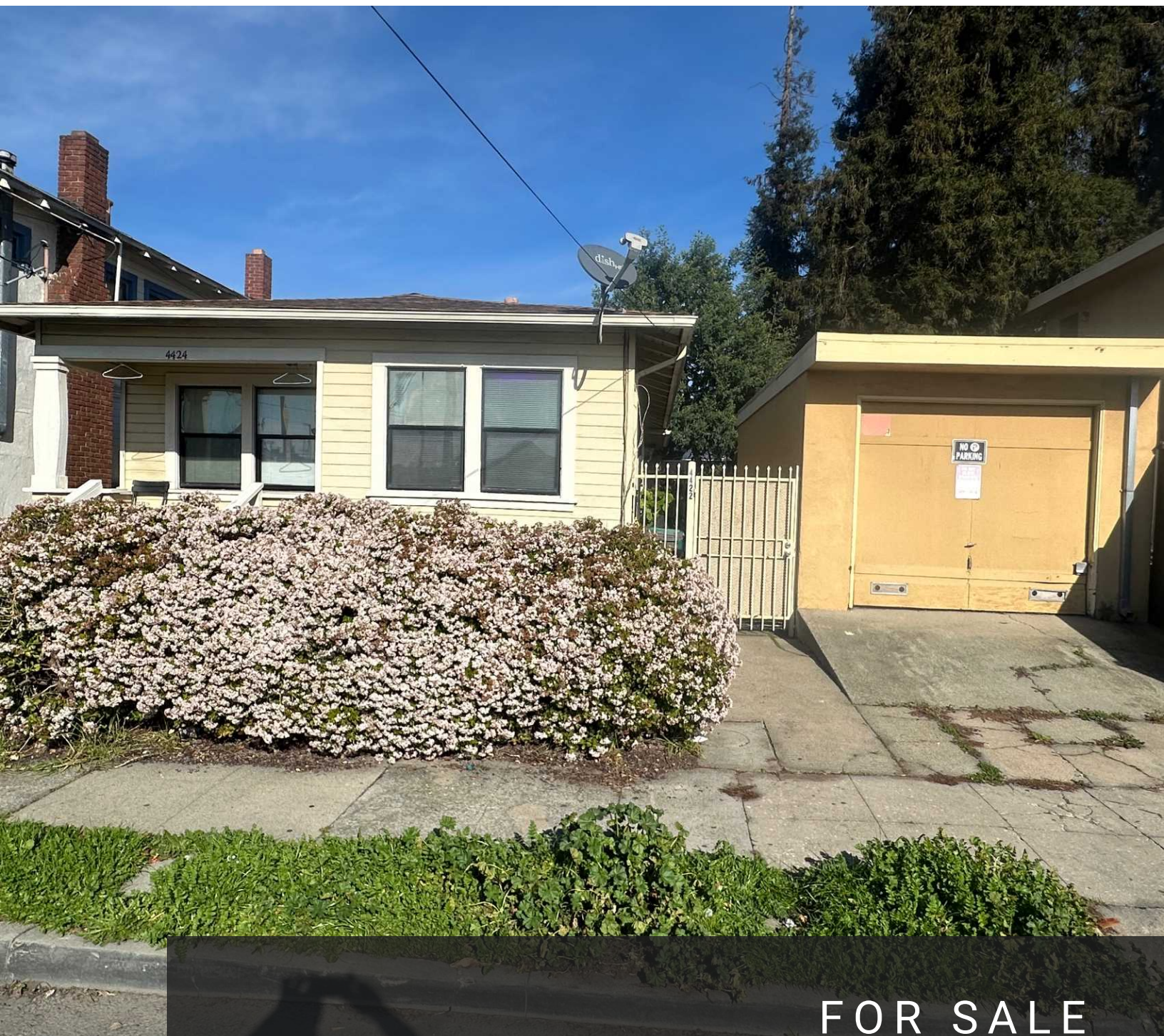


MULTIFAMILY FOR SALE

**4422 YGNACIO AVE**

OAKLAND, CA 94601



**FOR SALE**

**MKD GROUP**  
490 43rd Street  
Oakland, CA 94609



*PRESENTED BY:*

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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.



## Property Summary

4422 Ygnacio Ave



### Property Summary

Price:	\$600,000
Building SF:	1,911 SF
Lot Size:	7,077 SF
Parking:	Yes
Year Built:	1921
Number of Units:	4

### Property Overview

4422 Ygnacio Avenue presents a well-maintained four-unit multifamily property situated on an oversized 7,077 SF lot in Oakland. The property features a desirable unit mix of two one-bedroom units, one studio, and one spacious two-bedroom, one-bath unit with a brand-new two-car garage. Fully occupied and currently generating \$3,675 per month in gross rental income, the property offers immediate cash flow with long-term upside. A separate entrance from Courtland Avenue provides convenient access to the garage and enhances the functionality and privacy of the site.

### Location Overview

Ideally positioned in a central Oakland location, the property offers easy access to major transportation corridors, public transit, and neighborhood amenities. Residents enjoy close proximity to local shopping, dining, parks, and everyday conveniences, along with quick connections to Downtown Oakland and nearby East Bay hubs. The combination of accessibility and neighborhood appeal makes this an attractive rental location with sustained demand.

## Pro Forma Summary

4422 Ygnacio Ave



### Investment Summary

Price	\$600,000
Year Built	1921
Units	4
Price/Unit	\$150,000
RSF	1,911
Price/RSF	\$313.97
Lot Size	7,077 sf
Floors	1
APN	35-2409-9
Cap Rate	4.2%
Market Cap Rate	9.89%
GRM	13.61
Market GRM	7.67

### Unit Mix & Monthly Scheduled Income

Type	Units	Actual	Total	Market	Total
1 Bedroom/1 Bath	1	\$725	\$725	\$1,560	\$1,560
1 Bedroom/1 Bath	1	\$900	\$900	\$1,560	\$1,560
Studio	1	\$1,150	\$1,150	\$1,300	\$1,300
2 Bedroom/1 Bath + Garage	1	\$900	\$900	\$2,100	\$2,100
<b>Totals</b>	<b>4</b>		<b>\$3,675</b>		<b>\$6,520</b>

### Annualized Income

Description	Actual	Market
<b>Gross Potential Rent</b>	<b>\$44,100</b>	<b>\$78,240</b>
- Less: Vacancy	\$0	\$0
<b>Effective Gross Income</b>	<b>\$44,100</b>	<b>\$78,240</b>
- Less: Expenses	(\$18,902)	(\$18,902)
<b>Net Operating Income</b>	<b>\$25,198</b>	<b>\$59,338</b>

### Annualized Expenses

Description	Actual	Market
New Owner Tax Basis (1.37%)	\$8,220	\$8,220
Special Assessments (Actual)	\$4,721	\$4,721
Building Insurance (Estimated \$1/SF)	\$1,911	\$1,911
EBMUD (Estimated)	\$2,000	\$2,000
Grounds Maintenance (Estimated)	\$1,000	\$1,000
Legal/Admin (Estimated)	\$500	\$500
RAP Fee	\$200	\$200
Misc	\$350	\$350
<b>Total Expenses</b>	<b>\$18,902</b>	<b>\$18,902</b>
<b>Expenses Per RSF</b>	<b>\$9.89</b>	<b>\$9.89</b>
<b>Expenses Per Unit</b>	<b>\$4,726</b>	<b>\$4,726</b>

ML#:81995612

2857 Ford St, Oakland, CA 94601

\$485,000

Cross Street: Area/District: Oakland Zip 94601 Subdistrict:



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UNITS

PARKING 2

SQ FEET 2015

LOT SIZE 3350

YEAR BUILT 1916

DOM/CDOM 124/124

Open House Friday 6.13.2025 10:00 AM - 11:30 AM The property is now vacant. The front left side house needs a complete remodel and is gutted down to the studs. the cottage on the front right side of the property and the back cottage are vacant and move in ready. 2857 Ford Street Oakland CA 94601 is an exceptional investment opportunity in the Fruitvale District in Oakland. This property is located in the borderline part of Oakland and Alameda, offering a great location for investors. There are three separate buildings within one parcel. What truly sets this property apart is its location and potential. Two of the units are currently being leased, (1) 1 Bed 1 Bath and (1) Studio, the other building has the potential to be renovated and split into (2) 1 Bed 1 Bath units. Oakland general plan is currently in phase 2, this includes, building a transportation system with safe and reliable options for everyone, Create more livable and walkable neighborhoods with access to grocery stores, entertainment, stores, libraries, and parks and Improve city infrastructure, including roads, bridges, sidewalks, public restrooms, and fire stations

Cross Street:

Subdistrict Name:

# of Units:

Assoc Fee/Freq:

## INIT INFORMATION

# Of Buildings:	3	Total # Owner Occ:	0
# Of Units Leased:	2	# of 1 Bdrms Occ:	0
# Of Un Mnth to Mnth:	0	# of 2 Bdrms Occ:	0
# Of Units Vacant:	0	# of 3 Bdrms Occ:	0
# of 1 Bedroom Units:	0	# of 4 Bdrms Occ:	0
# of 2 Bedroom Units:	0	# Studios Occ:	0
# of 3 Bedroom Units:	0	Studio Annual Occ:	0%
# of 4 Bedroom Units:	0		
# of Studio Units:	0		
# Commercial Units:	0		

	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms:	1	0	1	1
Full Baths:	1	1	1	1
Partial Baths:	0	0	0	0
Rent:	\$1905	\$1600	\$0	\$0
Approx SqFt:	0	0	0	0
# of Rooms:	0	0	0	0

PRESENTED BY:

Marco Barretto

LIC: 02078316

Primary:415-272-0059  
marco@mkgdgrouprealty.com  
<https://mkgdgrouprealty.net/>

Compass

LIC: 01527235

6211 Medau Place, Suite 210 Oakland CA 94611  
510-339-6460

Tuesday, January 13, 2026

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1/1



ML#:81995612

2857 Ford St, Oakland, CA 94601

\$485,000

Cross Street: Area/District: Oakland Zip 94601 Subdistrict:

## INIT INCOME &amp; EXPENSES

<b>Cap Rate:</b>	5.70	<b>Gross Scheduled Inc:</b>	\$42060
<b>Income Includes:</b>	Rent Only	<b>Gross Rent Multiplier:</b>	11.52
<b>Total Deposit:</b>	\$0	<b>Operating Expense:</b>	\$13169
<b>Operating Exp Incl:</b>	Insurance,Property Tax,Repairs	<b>Total # Leasable:</b>	0
<b>Management Exp:</b>	\$0	<b>Utilities Expense:</b>	\$0
<b>Insurance Expense:</b>	\$1900	<b>Other Expense:</b>	\$3831
<b>Lease Term:</b>	12 Months,Month To Month	<b>Tax Annual Amount:</b>	\$6238
		<b>Maintenance Exp:</b>	\$1200
		<b>Financial Data Srce:</b>	Owner,Property Manager
		<b>Tenant Pays:</b>	Electricity,Gas,Trash Collection,Water
		<b>Separate Meters:</b>	Electricity,Gas,Other
		<b>Lease Deposit:</b>	\$0

## PROPERTY INFORMATION

<b>Lot Sq Ft (approx):</b>	3350	<b>Approx SqFt:</b>	2015
<b>Year Built:</b>	1916	<b># of Rooms:</b>	0
<b>Stories:</b>	1	<b>Lot Acres (approx):</b>	0.0769
<b>Special List Cond:</b>	None		

## PROPERTY LOCATION

<b>County:</b>	Alameda
<b>APN:</b>	025-0676-002
<b>Area/District:</b>	2601
<b>Zoning:</b>	D-CE-3 , S-19

## INTERIOR INFORMATION

<b>Cooling:</b>	Other
<b>Heating:</b>	Other

## CONSTRUCTION INFORMATION

<b>Foundation:</b>	Other
<b>Roof:</b>	Flat
<b>Accessibility Feat:</b>	Other
<b>Water Source:</b>	Private
<b>Sewer:</b>	Private Sewer
<b>Security Features:</b>	Other

## PARKING INFORMATION

<b>Total Parking Spaces:</b>	2
<b>Parking Features:</b>	Uncovered

## ASSOCIATION INFORMATION

<b>Association:</b>	No
<b>Association Fee:</b>	\$0




## LOSING INFORMATION

<b>Close Price:</b>	\$485,000	<b>Close Date:</b>	08/01/25
<b>Listing Price:</b>	\$484,500	<b>Pending Date:</b>	06/30/25
<b>SP % LP:</b>	100.10%	<b>Original Price:</b>	\$695,000

## PRESENTED BY:



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Compass

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Tuesday, January 13, 2026

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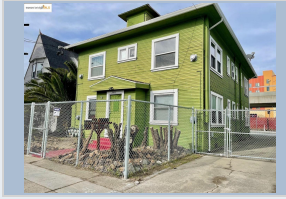
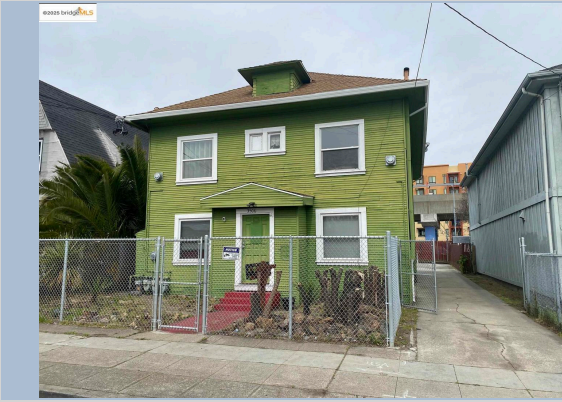
2/1

ML#:41088377

3506 San Leandro St, Oakland, CA 94601

\$650,000

Cross Street: 35th Ave Area/District: Oakland Zip 94601 Subdistrict:



**Closed**

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	UNITS	4
	PARKING	4
	SQ FEET	2519
	LOT SIZE	4350
	YEAR BUILT	1914
	DOM/CDOM	164/164

Best Priced Four-Plex in Oakland Prime 4-Plex Investment - Steps from Fruitvale BART! Opportunity knocks at 3506 San Leandro St., Oakland! This versatile fourplex features four spacious 1-bedroom, 1-bath units. Great flexibility on 2 units to set market rents or even occupy one or both while generating income. Designed for convenience and efficiency, the property includes gated off-street parking and separately metered PG&E and water, plus a 5th house meter for added utility management. Situated near major transportation routes, shopping, and dining, this location attracts strong rental demand, making it an ideal investment for those looking to buy and hold, renovate for added value, or secure a steady income stream.

**Cross Street:** 35th Ave

**Subdistrict Name:** # of Units: 4

**Assoc Fee/Freq:**

## INIT INFORMATION

# Of Buildings:	0	Total # Owner Occ:	0
# Of Units Leased:	0	# of 1 Bdrms Occ:	0
# Of Un Mnth to Mnth:	0	# of 2 Bdrms Occ:	0
# Of Units Total:	4	# of 3 Bdrms Occ:	0
# Of Units Vacant:	0	# of 4 Bdrms Occ:	0
# of 1 Bedroom Units:	0	# Studios Occ:	0
# of 2 Bedroom Units:	0	Studio Annual Occ:	0%
# of 3 Bedroom Units:	0		
# of 4 Bedroom Units:	0		
# of Studio Units:	0		
# Commercial Units:	0		

	Unit 1	Unit 2	Unit 3	Unit 4
<b>Bedrooms:</b>	1	1	1	1
<b>Full Baths:</b>	1	1	1	1
<b>Partial Baths:</b>	0	0	0	0
<b>Rent:</b>	\$1097	\$1011	\$0	\$0
<b>Approx SqFt:</b>	630	630	630	630
<b># of Rooms:</b>	0	0	0	0
<b>Occupancy:</b>	Tenant	Tenant	Vacant	Vacant

## INIT INCOME & EXPENSES

PRESENTED BY:

**Marco Barretto**

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**Compass**

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Tuesday, January 13, 2026

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4/1

ML#:41088377	3506 San Leandro St, Oakland, CA 94601	\$650,000
Cross Street: 35th Ave Area/District: Oakland Zip 94601 Subdistrict:		

<b>Total Deposit:</b>	\$0	<b>Gross Scheduled Inc:</b>	\$0
<b>Management Exp:</b>	\$0	<b>Total # Leasable:</b>	0
<b>Lease Term:</b>	Month To Month,Security Deposits,Written Agreements	<b>Utilities Expense:</b>	\$0
		<b>Tax Annual Amount:</b>	\$0
		<b>Maintenance Exp:</b>	\$0
		<b>Financial Data Srce:</b>	Other
		<b>Tenant Pays:</b>	Cable TV,Electricity,Gas,Water
		<b>Lease Deposit:</b>	\$0

## PROPERTY INFORMATION

<b>SqFt Source:</b>	Assessor Auto-Fill	<b>Approx SqFt:</b>	2519
<b>Lot Sq Ft (approx):</b>	4350	<b># of Rooms:</b>	0
<b>Year Built:</b>	1914	<b>Lot Acres (approx):</b>	0.0999
<b>Special List Cond:</b>	None		

## PROPERTY LOCATION

<b>County:</b>	Alameda
<b>APN:</b>	33-2190-16
<b>Area/District:</b>	2601

## INTERIOR INFORMATION

<b>Appliances:</b>	Free Standing Refrigerator,Gas Water Heater,Varies By Unit,Free Standing Oven/Range
<b>Flooring:</b>	Carpet,Laminate,Linoleum,Other
<b>Cooling:</b>	None
<b>Heating:</b>	Gas,Wall Furnace
<b>Basement:</b>	None

## CONSTRUCTION INFORMATION

<b>Roof:</b>	Composition,Shingle
<b>Water Source:</b>	Public
<b>Sewer:</b>	Public Sewer

## LOT &amp; OUTDOOR INFORMATION

<b>Topography:</b>	Level
<b>Exterior Features:</b>	Yard Space

## PARKING INFORMATION

<b>Total Parking Spaces:</b>	4
<b>Parking Features:</b>	Off Street

## ASSOCIATION INFORMATION

<b>Association Fee:</b>	\$0
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## LOSING INFORMATION




<b>Close Price:</b>	\$650,000	<b>Close Date:</b>	09/02/25
<b>Listing Price:</b>	\$679,000	<b>Pending Date:</b>	08/25/25
<b>SP % LP:</b>	95.73%	<b>Original Price:</b>	\$749,000
		<b>DOM/CDOM:</b>	164/164
		<b>Listing Date:</b>	03/06/25

## FINANCIAL INFORMATION

## PRESENTED BY:



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5/1

ML#:225122288







1430 38th Ave, Oakland, CA 94601-3546







\$545,000 

Cross Street: International Blvd Area/District: Oakland Zip 94601 Subdistrict:



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	UNITS	4
	PARKING	3
	SQ FEET	2579
	LOT SIZE	0.1596
	YEAR BUILT	Unknown
	DOM/CDOM	32/32






BRING ALL OFFERS - MOTIVATED SELLER! CALLING ALL CONTRACTORS AND INVESTORS! This FIXER-UPPER / HANDYMAN SPECIAL offers major potential. Property includes 3 UNITS (1 Bed / 1 Bath each) plus a RETAIL SPACE that is currently vacant. All residential units are occupied, and plans are approved to add an additional unit for extra value. Located just steps from International Blvd, this GREAT BUILDING is within walking distance to shops, restaurants, and public transportation. With a concrete foundation and strong rental demand, it's an excellent opportunity for cash flow with easy remodeling Please note: there are violations on the property that will need to be repaired by the buyer. Property is being sold strictly AS-IS. TAKE ADVANTAGE OF THIS GREAT OPPORTUNITY - BRING ALL OFFERS!

<b>Cross Street:</b>	International Blvd	<b># of Units:</b>	4
<b>Subdistrict Name:</b>			
<b>Assoc Fee/Freq:</b>			

## INIT INFORMATION

<b># Of Buildings:</b>	4	<b>Total # Owner Occ:</b>	0
<b># Of Units Leased:</b>	3	<b># of 1 Bdrms Occ:</b>	3
<b># Of Un Mnth to Mnth:</b>	0	<b># of 2 Bdrms Occ:</b>	0
<b># Of Units Total:</b>	4	<b># of 3 Bdrms Occ:</b>	0
<b># Of Units Vacant:</b>	1	<b># of 4 Bdrms Occ:</b>	0
<b># of 1 Bedroom Units:</b>	3	<b># Studios Occ:</b>	0
<b># of 2 Bedroom Units:</b>	0	<b>Studio Annual Occ:</b>	0%
<b># of 3 Bedroom Units:</b>	0		
<b># of 4 Bedroom Units:</b>	0		
<b># of Studio Units:</b>	0		
<b># Commercial Units:</b>	1		
<b># of Floors:</b>	2		

	Unit 1	Unit 2	Unit 3	Unit 4
<b>Bedrooms:</b>	1	1	1	0
<b>Full Baths:</b>	1	1	1	0
<b>Partial Baths:</b>	0	0	0	0
<b>Rent:</b>	\$2330	\$2000	\$2120	\$0
<b>Description:</b>	Tenant pays utilities, except trash bill	Tenant pays pge, landlord pays water and trash bills	Landlord pays utilities.	Retail space.
<b>Approx SqFt:</b>	700	700	700	300

<b>PRESENTED BY:</b>	<b>Marco Barretto</b> LIC: 02078316  Primary:415-272-0059  marco@mkgdgrouprealty.com  <a href="https://mkgdgrouprealty.net/">https://mkgdgrouprealty.net/</a>	<b>Compass</b> LIC: 01527235  6211 Medau Place, Suite 210 Oakland CA 94611  510-339-6460
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7/1



ML#:225122288

1430 38th Ave, Oakland, CA 94601-3546

\$545,000 ↓

Cross Street: International Blvd Area/District: Oakland Zip 94601 Subdistrict:

# of Rooms:	0	0	0	0
Occupancy:	Tenant	Tenant	Tenant	Vacant
SqFt Source:	Owner	Owner	Owner	Owner

## INIT INCOME &amp; EXPENSES

Income Includes:	Other	Gross Scheduled Inc:	\$0
Total Deposit:	\$0	Total # Leasable:	4
Management Exp:	\$0	Utilities Expense:	\$0
		Tax Annual Amount:	\$0
		Maintenance Exp:	\$0
		Financial Data Srce:	Owner
		Lease Deposit:	\$0

## PROPERTY INFORMATION

Subtype Description:	Mixed Use	Approx SqFt:	2579
Lot Size Source:	Assessor Auto-Fill	# of Rooms:	0
SqFt Source:	Assessor Auto-Fill	Lot Acres (approx):	0.1596
Lot Sq Ft (approx):	6952	Year Built Source:	Other
Special List Cond:	None,Offer As Is	Levels:	One
		Property Condition:	Fixer

## PROPERTY LOCATION

County:	Alameda
APN:	033-2138-021
Area/District:	2601
Zoning:	R

## INTERIOR INFORMATION

Appliances:	Free Standing Refrigerator,Free Standing Gas Range
Flooring:	Parquet,Tile
Cooling:	None
Heating:	Wall Furnace
Laundry Features:	Other

## CONSTRUCTION INFORMATION

Architectural Style:	Contemporary
Constr Materials:	Wood Siding
Foundation:	Other,Concrete
Roof:	Shingle
Utilities:	Other
Water Source:	Public
Sewer:	Public Sewer
Security Features:	Smoke Detector
Other Equipment:	None
Irrigation:	Public District

## LOT &amp; OUTDOOR INFORMATION




Lot Features:	None
---------------	------

## PARKING INFORMATION

## PRESENTED BY:

Marco Barretto



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 Primary:415-272-0059  
 marco@mkgdgrouprealty.com  
 <https://mkgdgrouprealty.net/>



Compass

LIC: 01527235

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8/1

ML#:325017426




1425 31st Ave, Oakland, CA 94601







\$665,000

Cross Street: International Blvd Area/District: Oakland Zip 94601 Subdistrict:



Closed

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	UNITS	4
	PARKING	2
	SQ FEET	3354
	LOT SIZE	5000
	YEAR BUILT	1944
	DOM/CDOM	103/103

All investors must see this 4-unit apartment building. Don't lose out on this great opportunity. 2 bedrooms 1 bathroom for each unit.

Cross Street: International Blvd

Subdistrict Name:

# of Units:

4

Assoc Fee/Freq:

## INIT INFORMATION

# Of Buildings:	1	Total # Owner Occ:	0
# Of Units Leased:	0	# of 1 Bdrms Occ:	2
# Of Un Mnth to Mnth:	0	# of 2 Bdrms Occ:	2
# Of Units Total:	4	# of 3 Bdrms Occ:	2
# Of Units Vacant:	0	# of 4 Bdrms Occ:	2
# of 1 Bedroom Units:	2	# Studios Occ:	0
# of 2 Bedroom Units:	2	1 Bdrm Annual Occ:	100%
# of 3 Bedroom Units:	2	2 Bdrm Annual Occ:	100%
# of 4 Bedroom Units:	2	3 Bdrm Annual Occ:	100%
# of Studio Units:	0	4 Bdrm Annual Occ:	100%
# Commercial Units:	0	Studio Annual Occ:	0%

	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms:	2	2	2	2
Full Baths:	1	1	1	1
Partial Baths:	0	0	0	0
Rent:	\$650	\$0	\$0	\$1230
Description:	2 bedrooms 1 bathroom	2 bedrooms 1 bathroom	2 bedrooms 1 bathroom	2 bedrooms 1 bathroom
Approx SqFt:	839	839	839	839
# of Rooms:	4	4	4	4
Occupancy:	Tenant	Tenant	Tenant	Tenant
SqFt Source:	Owner	Owner	Owner	Owner


## INIT INCOME &amp; EXPENSES

Cap Rate:	2.50	Gross Scheduled Inc:	\$0
		1 Bdrm Rent Range:	650

PRESENTED BY:

Marco Barretto



LIC: 02078316

 Primary:415-272-0059  
 marco@mkgdgrouprealty.com  
 <https://mkgdgrouprealty.net/>



Compass

LIC: 01527235

 6211 Medau Place, Suite 210 Oakland CA 94611  
 510-339-6460

Tuesday, January 13, 2026

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ML#:325017426 1425 31st Ave, Oakland, CA 94601 \$665,000  
 Cross Street: International Blvd Area/District: Oakland Zip 94601 Subdistrict:

<b>2 Bedroom Rent Range:</b>	1230	<b>3 Bdrm Rent Range:</b>	0
<b>4 Bdrm Rent Range:</b>	0	<b>Operating Expense:</b>	\$2596
<b>Studio Rent Range:</b>	0	<b>Total # Leasable:</b>	0
<b>Total Deposit:</b>	\$0	<b>Utilities Expense:</b>	\$0
<b>Operating Exp Incl:</b>	Trash	<b>Tax Annual Amount:</b>	\$13408
<b>Management Exp:</b>	\$0	<b>Maintenance Exp:</b>	\$0
<b>Insurance Expense:</b>	\$2596	<b>Lease Deposit:</b>	\$0
<b>Actual or Scheduled:</b>	Scheduled		

**PROPERTY INFORMATION**

<b>Subtype Description:</b>	Apartments	<b>Approx SqFt:</b>	3354
<b>Lot Size Source:</b>	Owner	<b># of Rooms:</b>	0
<b>SqFt Source:</b>	Owner	<b>Lot Acres (approx):</b>	0.1148
<b>Lot Sq Ft (approx):</b>	5000	<b>Year Built Source:</b>	Owner
<b>Year Built:</b>	1944		
<b>Stories:</b>	2		
<b>Special List Cond:</b>	Probate Listing		

**PROPERTY LOCATION**

**County:** Alameda  
**APN:** 25-719-6  
**Area/District:** 2601

**INTERIOR INFORMATION**

**Cooling:** None  
**Heating:** Wall Furnace  
**Laundry Features:** Other

**CONSTRUCTION INFORMATION**

**Water Source:** Public  
**Sewer:** Public Sewer

**LOT & OUTDOOR INFORMATION**

**Lot Features:** Curb(s)

**PARKING INFORMATION**

**Garage Spaces:** 2  
**Total Parking Spaces:** 2  
**Parking Features:** Garage

**ASSOCIATION INFORMATION**

**Association:** No  
**Association Fee:** \$0

**LOSING INFORMATION**

<b>Close Price:</b>	\$665,000	<b>Close Date:</b>	07/14/25
<b>Listing Price:</b>	\$780,000	<b>Pending Date:</b>	06/12/25
<b>SP % LP:</b>	85.26%	<b>Original Price:</b>	\$800,000
		<b>DOM/CDOM:</b>	103/103
		<b>Listing Date:</b>	03/01/25

**PRESENTED BY:****Marco Barretto**

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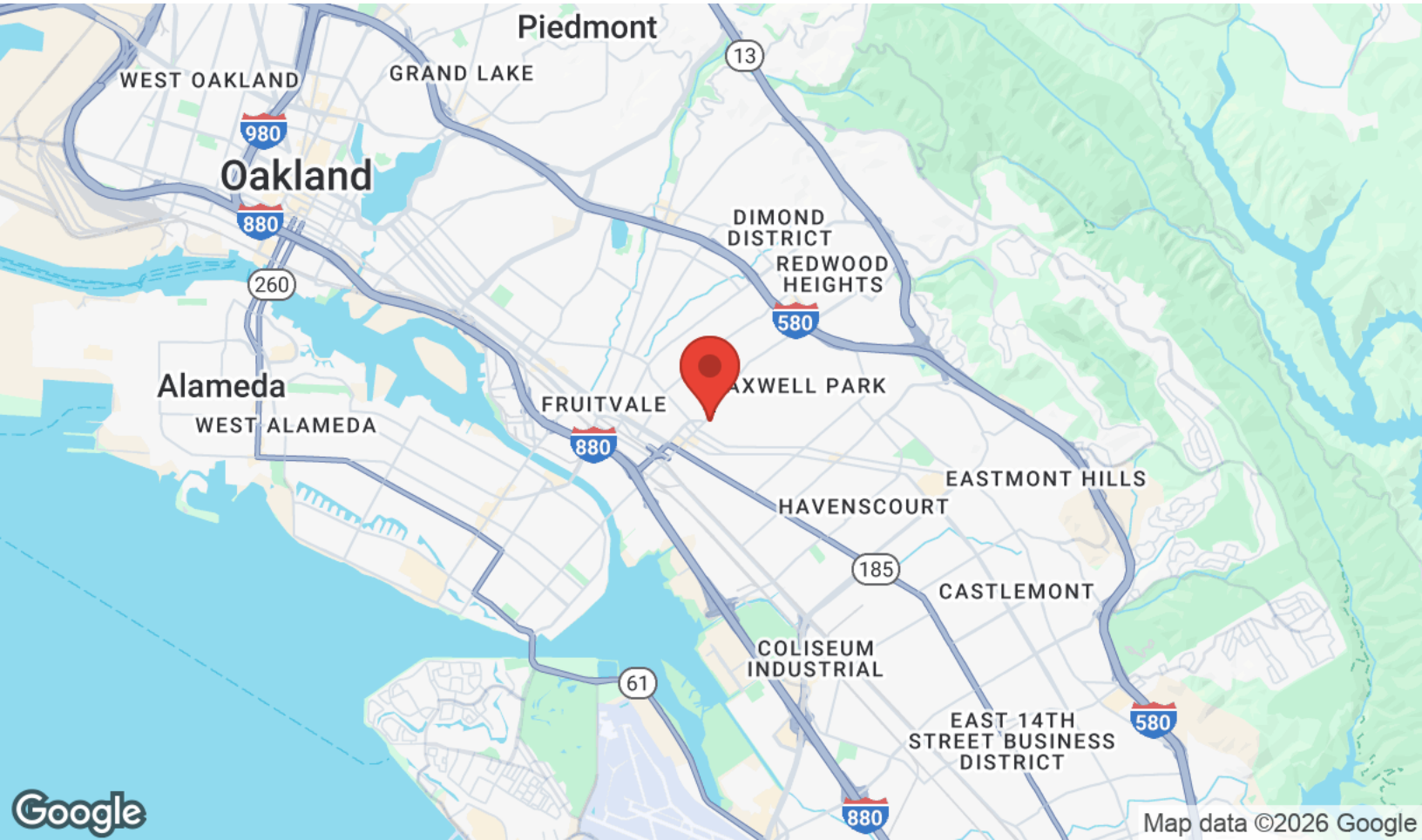
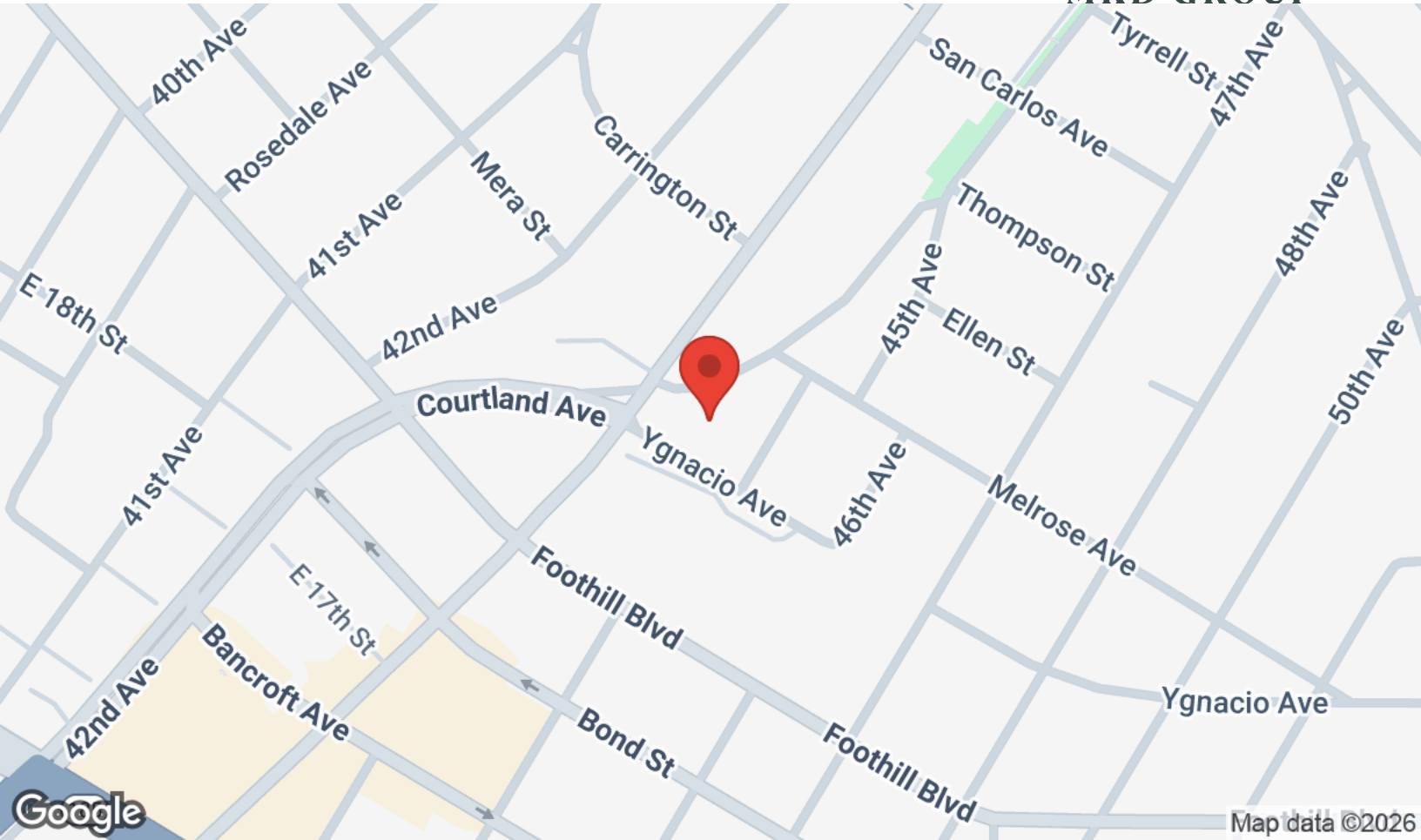
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Location Maps

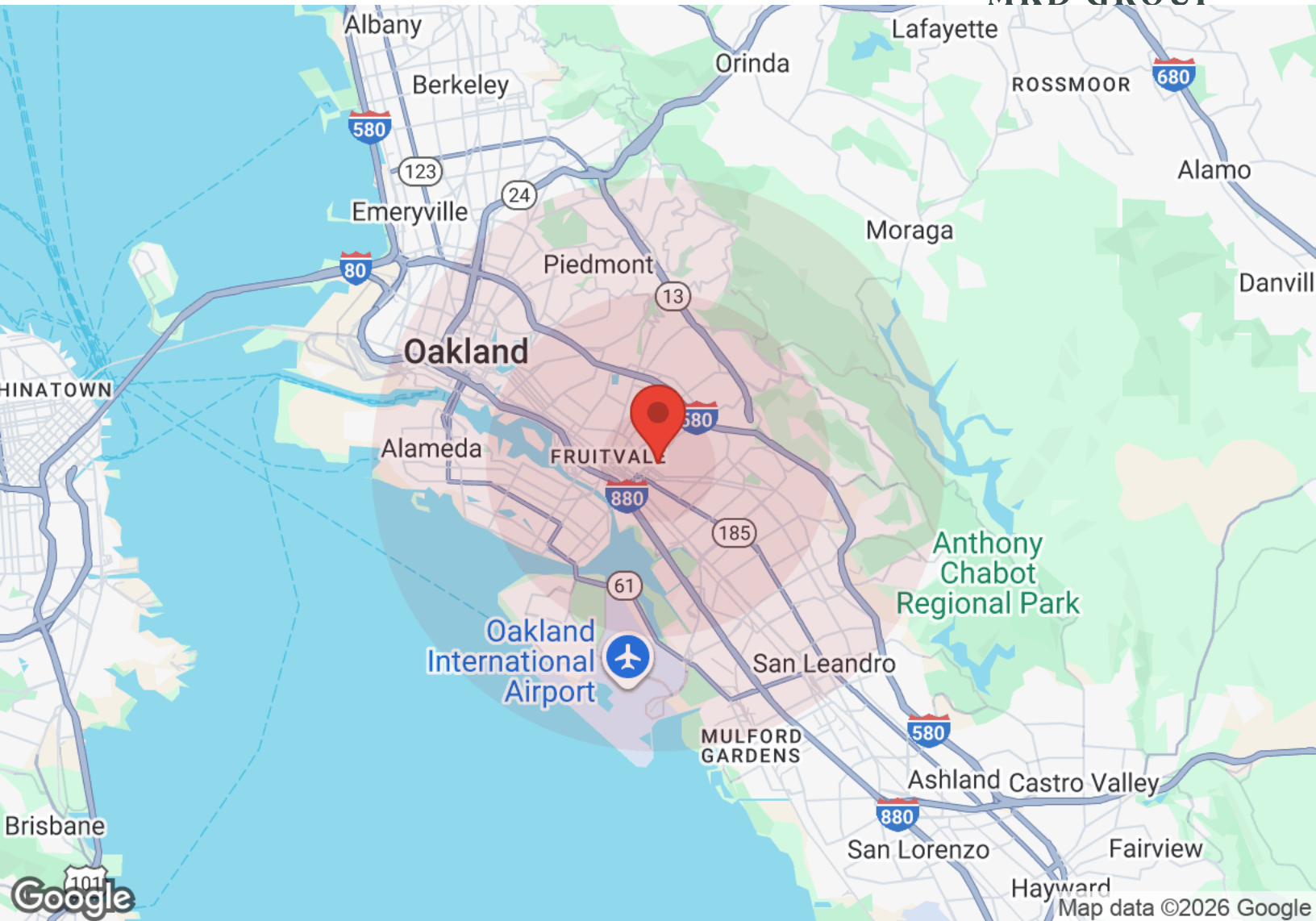
4422 Ygnacio Ave



## Demographics

4422 Ygnacio Ave

MKD GROUP



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	25,206	133,239	254,514	Median	\$81,614	\$98,825	\$111,968
Female	23,598	134,498	257,307	< \$15,000	1,438	8,521	17,512
Total Population	48,804	267,737	511,820	\$15,000-\$24,999	856	5,038	9,791
				\$25,000-\$34,999	775	5,249	9,635
				\$35,000-\$49,999	1,512	8,276	14,359
				\$50,000-\$74,999	2,630	11,808	21,249
				\$75,000-\$99,999	1,579	10,360	20,179
				\$100,000-\$149,999	2,722	15,738	32,889
				\$150,000-\$199,999	1,472	9,918	22,042
				> \$200,000	2,271	22,622	54,874
Race	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
White	6,925	61,660	138,908	Total Units	16,590	106,184	220,511
Black	8,433	46,908	88,750	Occupied	15,253	97,531	202,531
Am In/AK Nat	151	696	1,177	Owner Occupied	5,895	41,621	86,313
Hawaiian	254	1,232	2,303	Renter Occupied	9,358	55,910	116,218
Hispanic	22,743	84,391	132,817	Vacant	1,336	8,653	17,980
Asian	8,463	60,455	122,479				
Multi-Racial	1,586	11,031	22,520				
Other	244	1,365	2,866				

## Our Team

MARK CHOW

DRE License No. 01347820

Founder - President



I'm a seasoned real estate professional with over 18 years of experience across all areas of real estate, including product marketing and positioning, property valuation and analysis, and asset acquisitions and dispositions with a focus on minimizing taxation and maximizing revenue.

Specializing in the San Francisco Bay Area market, I leverage my deep connections and expansive network to provide unparalleled value to my clients. My previous roles include consulting on new developments and serving as an independent advisor to urban developers and principals. I'm deeply committed to the sales process and pride myself on delivering high-touch, personalized service to every client — from large institutions to individual investors.

Before real estate, I began my career in tech as one of the first employees at Amazon.com, where I helped design the customer experience platform and reported directly to Jeff Bezos. That foundation has shaped my client-centric, detail-oriented approach to real estate today.



## Our Team

MARCO BARRETTO

DRE License No. 02078316

Senior Investment Advisor



I've spent over six years specializing in multifamily investment properties throughout the Bay Area, with a focus on identifying value and analyzing opportunities from a strategic investment perspective.

I earned my B.A. in Economics from the University of San Francisco in 2018, where I also competed as an NCAA Division I tennis player and earned ITA All-Academic honors. Born and raised in Marin County, I bring the same discipline and focus from my athletic background into my real estate career — combining market insight with competitive drive to achieve strong results for my clients.

Outside of work, I enjoy spending time outdoors, playing golf, and following my favorite Bay Area sports teams.

## Our Team

ZACH DEROSETTE

DRE License No. 02178078

Senior Investment Advisor



I am originally from Cincinnati, but have been calling the Bay Area my home since 2009.

I've had a variety of careers and have a background in Psychology and Business. Before Real Estate I spent several years as a career coach guiding over 250+ clients through changing careers.

I became a Realtor via Real Estate investing. After buying my first rental property, I was spending the majority of my non-working hours reading real estate books, listening to podcasts, and going to meetups. I couldn't stop learning and talking about Real Estate. I decided it was time to combine my passion for real estate with my love of helping people.

I live in the East Bay with my wife and dog. I'm an avid mountain biker and love to spend time outdoors. I also love cooking and I'm constantly trying new recipes.

## Our Team

TABATHA PETERSEN

DRE License No. 01785796

Senior Investment Advisor



I'm a passionate, creative, and design-oriented real estate professional with over 13 years of experience in both residential and multifamily real estate. My career has spanned sales, digital marketing, social media, PR, strategic marketing, and interior design — all of which allow me to approach real estate with a multidimensional perspective.

I've managed sales and marketing campaigns for properties ranging from \$500,000 to \$16,000,000 across San Francisco, Los Angeles, and San Diego. My goal is to bring fresh, innovative energy to every project while keeping life and work exciting, authentic, and rewarding.

Before joining MKD Group, I served as Vice President of Marketing at Douglas Elliman, where I helped maximize exposure and absorption rates for new residential developments in Los Angeles. Prior to that, I was Marketing Director at Trumark Urban in San Francisco, helping achieve record-breaking pricing — including \$4,000 per square foot in San Francisco and over \$1,000 per square foot in downtown LA.