



111 ENTITLED MULTIFAMILY HOUSING UNITS VALLEJO BROADWAY APARTMENTS



ALPHA
REAL ESTATE ADVISORS

1765 BROADWAY | VALLEJO, CA 94589

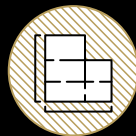
FOR SALE

DEVELOPMENT OVERVIEW



- Rare opportunity to purchase an entitled multifamily project. Approved for 100% market rate or ability to do affordable housing project in sought after market.
- ONLY available multifamily ground-up development opportunity in market!
- Garden style development with all surface parking.
- Walmart Neighborhood Market, Smart & Final & 168 Market (99 Ranch-owned) all within block.

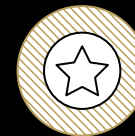
UNIT MIX				
BLDG	1 BR Unit A1 839 SF	1 BR Unit A2 694 SF	2 BR Unit B1 1079 SF	Unit Total
1	6	6	12	24
2	3	9	3	15
3	6	6	12	24
4	6	6	12	24
5	6	6	12	24
TOTAL	27	33	51	111



111
ENTITLED UNITS



4-ACRE
SITE



OPPORTUNITY
ZONE



MARKET OVERVIEW

Voted #6 Most Livable City to Live in California by *Forbes* due to affordability, proximity to wine country, and easy and proximate access to San Francisco from highways and the ferries.

Actively growing community as indicated by recently approved Costco development and 429 homes planned to be built 1 mile from subject site, bolstering a strong residential community.

NBC Bay Area

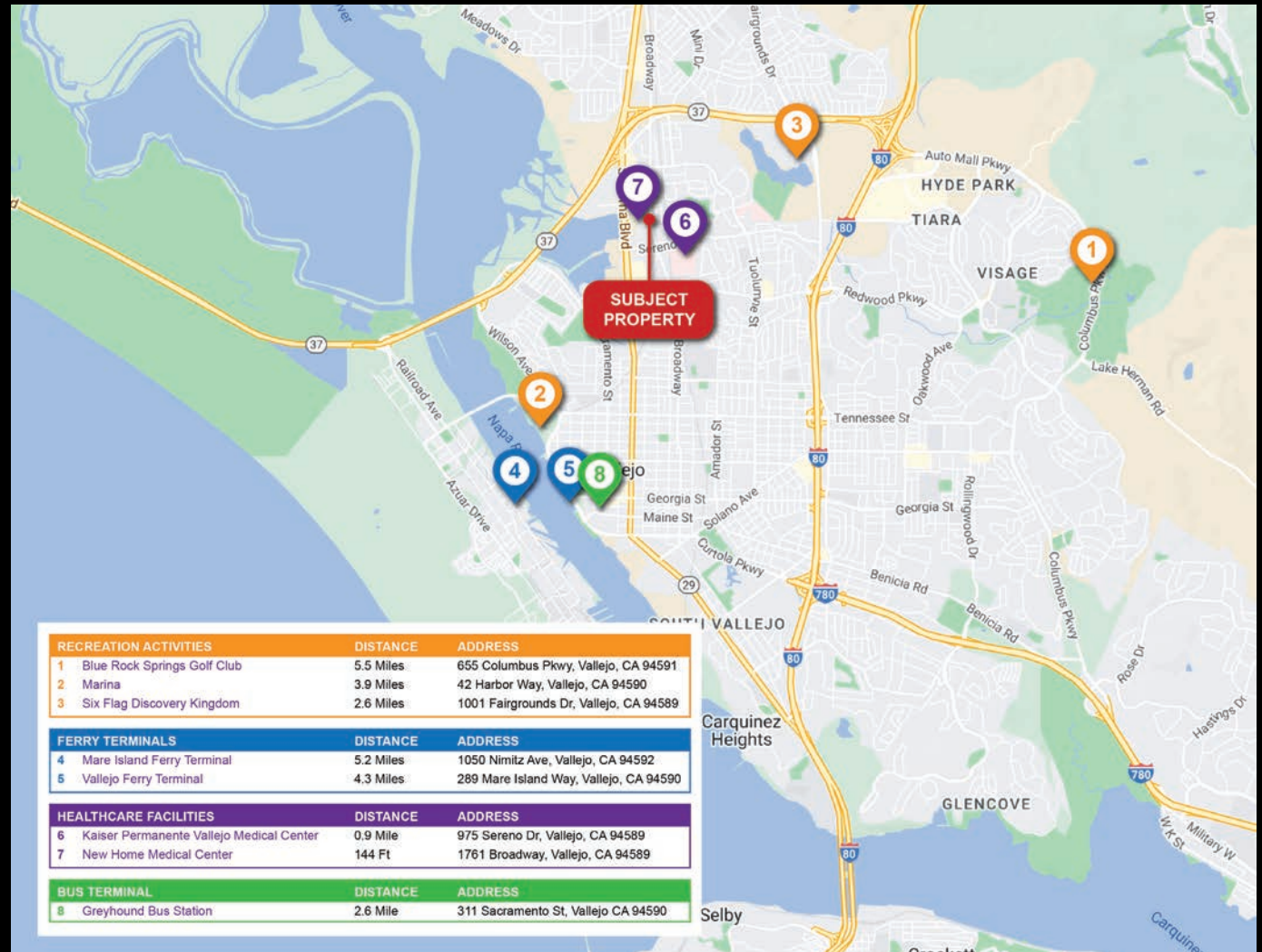
Vallejo Makes Forbes' List of 'Best Places to Live in California'

Times-Herald

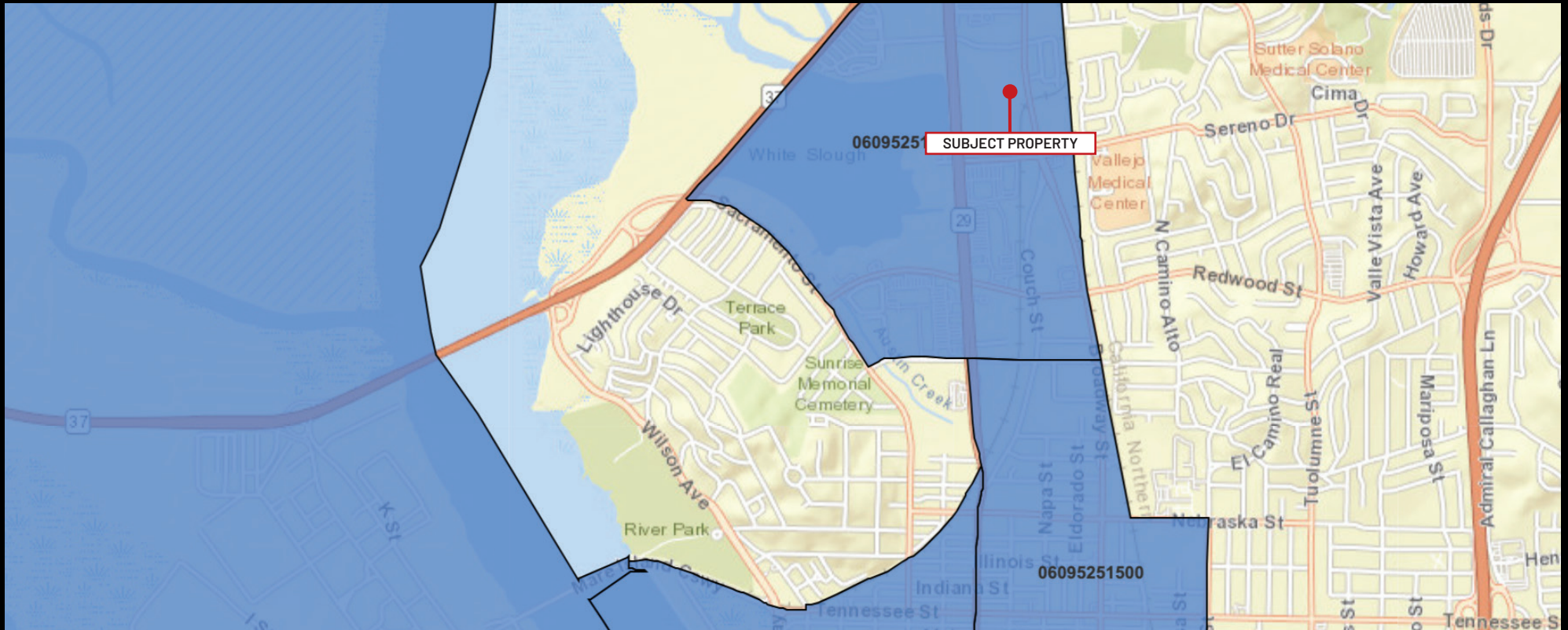
Hundreds of new homes planned for North Vallejo

CBS News

Vallejo and Fairfield beat NYC in new ranking of Most Expensive Places to Live in U.S.



OPPORTUNITY ZONE

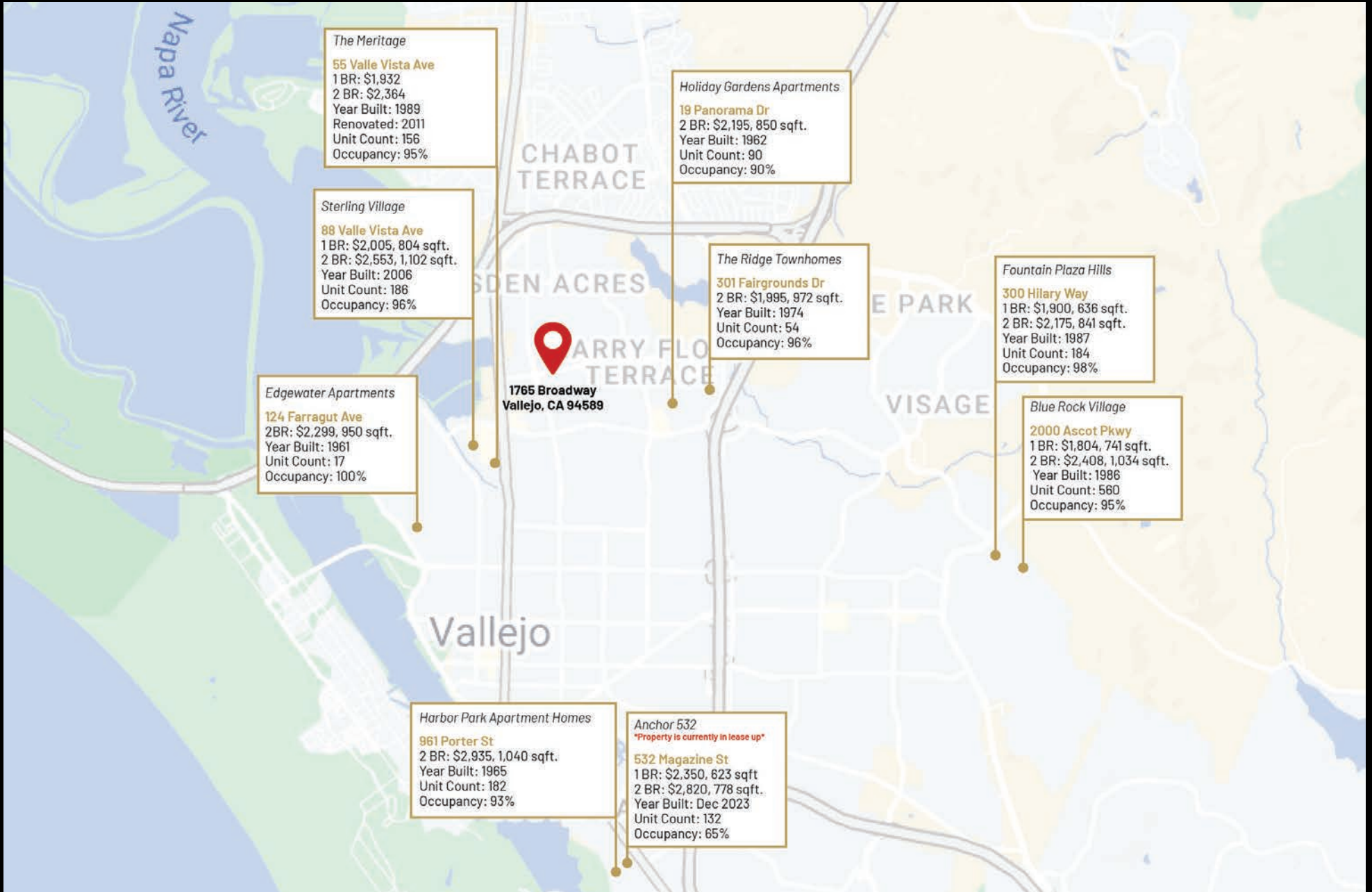


The Property is located within a Qualified Opportunity Zone (“QOZ”). As part of the 2017 Tax Cuts and Jobs Act, Opportunity Zone incentives were added to the United States tax code. Opportunity Zones were created to encourage economic development in certain census tracts across the U.S. by providing investors with key tax benefits when investing prior gains into a Qualified Opportunity Fund (QOF), which is a designated investment vehicle for Opportunity Zones. While not exclusive to real estate assets, Opportunity Zones are predicted to be a catalyst for real estate investment. The basic three tax incentives are as follows:

- **Temporary Deferral:** A temporary deferral of inclusion in taxable income for gains reinvested in the Opportunity Fund. The deferred gain must be recognized on the earlier of the date on which the opportunity zone investment is sold or exchanged or December 31, 2026.
- **Step-up Basis:** The gains basis is increased by 10% if the investment in the Opportunity Fund is held by the taxpayer for at least five years and by an additional 5% if held for at least seven years, thereby excluding up to 15% of the original gain from taxation.
- **Permanent Exclusion:** A permanent exclusion from taxable income of capital gains from the sale or exchange of an investment in an Opportunity Fund if the investment is held for at least 10 years. This exclusion only applies to gains accrued after an investment in an Opportunity Fund. The above is a summary provided by Alpha Real Estate Advisors as a convenience. Please consult with a tax attorney for a full description of the tax policy.



AREA RENTAL MAP



AERIAL MAP



PROPERTY PHOTOS



RETAIL MAP



CONNECTIVITY MAP



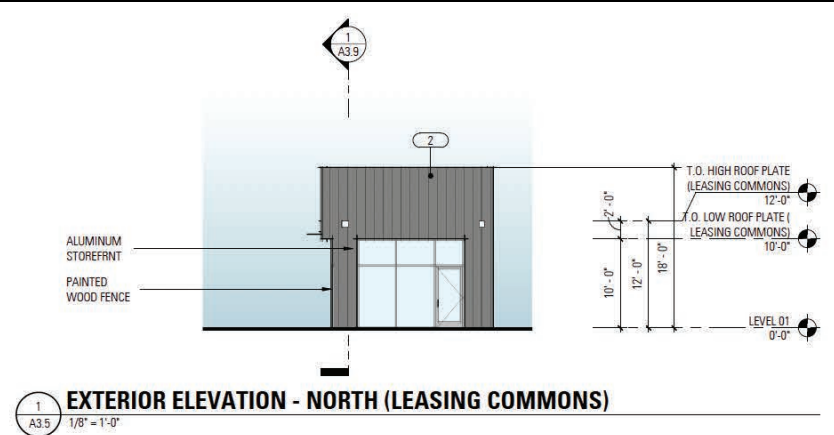
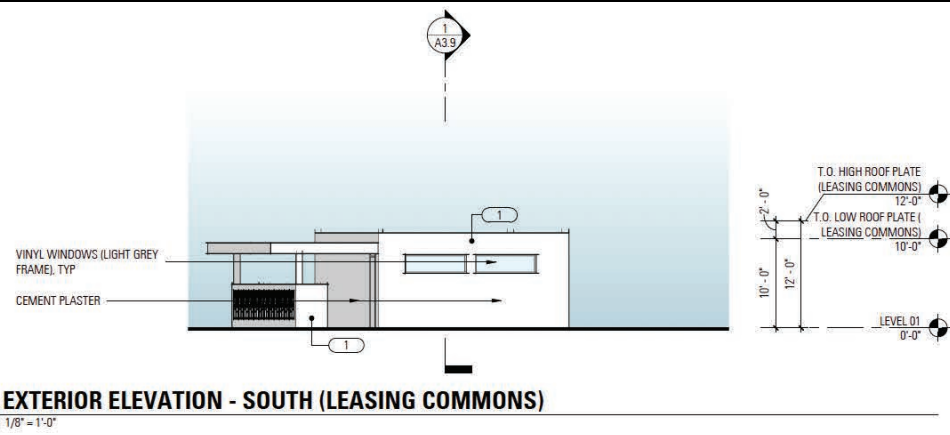
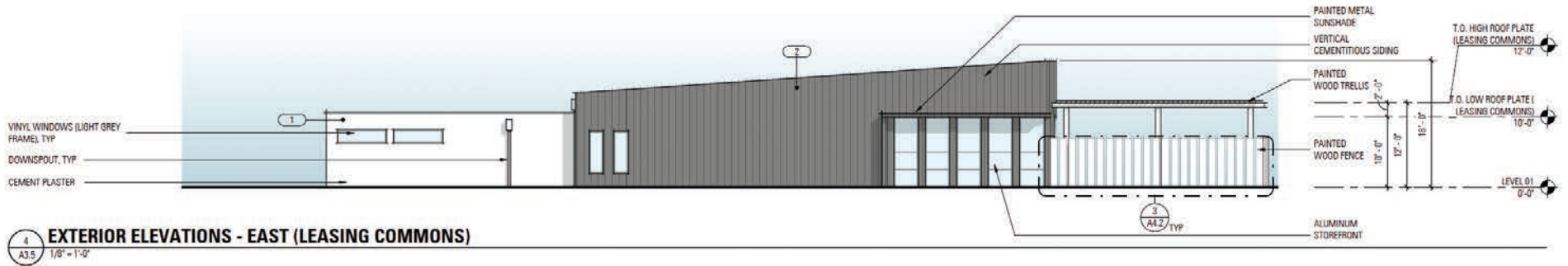
BUILDING RENDERINGS



BUILDING RENDERINGS



BUILDING RENDERINGS



DEMOGRAPHIC SUMMARY



POPULATION	3 MILE	5 MILES	10 MILES
2023 Population	106,442	151,075	259,587
2028 Population Projection	107,298	152,234	261,333
Annual Growth 2010-2023	0.7%	0.6%	0.6%
Annual Growth 2023-2028	0.2%	0.2%	0.1%
Median Age	39.3	39.6	40.6

HOUSEHOLDS	3 MILE	5 MILES	10 MILES
2023 Households	36,518	51,750	90,624
2028 Household Projection	36,845	52,182	91,240
Annual Growth 2023-2028	0.2%	0.2%	0.1%

INCOME	1 MILE	3 MILES	5 MILES
Avg Household Income	\$95,583	\$103,446	\$117,946
Median Household Income	\$74,570	\$82,601	\$96,128
\$25,000 - 50,000	6,994	8,886	12,702
\$50,000 - 75,000	6,067	8,259	12,915
\$75,000 - 100,000	4,764	6,977	11,722



Vallejo, CA

Vallejo, California, presents a compelling blend of residential charm and commercial opportunity, situated at the northern edge of the San Francisco Bay Area. Its waterfront location, complemented by easy access to major highways and a ferry terminal linking it to San Francisco, underscores its allure as both a residential haven and a regional shopping destination.

Population Growth:

Vallejo, located in Solano County, continues to exhibit steady population growth. As of the latest census data, Vallejo's population is estimated to be around 123,000, reflecting a modest but consistent increase. This growth is driven by its strategic location within the San Francisco Bay Area, providing a more affordable living option while still being close to major economic hubs.

Economic Development:

Vallejo has been experiencing positive economic development, with several new businesses and industries setting up operations in the city. The local government has been proactive in attracting new investments, particularly in the healthcare, retail, and technology sectors. This diversification is helping to create new job opportunities and bolster the local economy.

Consumer Spending:

Consumer spending in Vallejo has been on the rise, supported by an increase in disposable incomes and a growing population. The city has seen an uptick in retail sales, with new shopping centers and restaurants contributing to this growth. The Marina and downtown areas have become bustling centers of activity, offering a variety of dining, shopping, and entertainment options that attract both residents and visitors.

Vacancy Rates:

The vacancy rate in Vallejo has declined to approximately 4%, reflecting strong demand for housing. This low vacancy rate is driven by several factors. Vallejo offers a more affordable housing market compared to other Bay Area cities, attracting families, professionals, and retirees seeking quality homes at reasonable prices. As the local economy continues to grow, more people are moving to Vallejo for job opportunities in various sectors, including healthcare, retail, and technology. The city's strategic location within the Bay Area adds to its attractiveness for job seekers.



EXCLUSIVELY LISTED BY

STEVE KALYK

MANAGING DIRECTOR OF BROKERAGE

O 628.203.8489 C 415.813.0019

STEVE@ALPHARE.COM

LIC # 02018743

ALEX SPANGLER

ASSOCIATE

O 628.212.1650 C 559.430.5806

ALEX.SPANGLER@ALPHARE.COM

LIC # 02143728

- BROKER -

BRADEN CROCKETT

O 310.947.8007

DEALS@ALPHARE.COM

LIC # 1946071 (CA)