

OVER \$41M OAKLAND PORTFOLIO SALE

4 VALUE-ADD MULTIFAMILY ASSETS – 221 UNITS

Starting at building's values as low as \$7M-\$17M

www.hotdealsoakland.com

Attention small and large multi-family investors



PORTFOLIO VALUATION SUMMARY

THE OFFERING

I am pleased to present the exclusive sale of this \$41,486,000 Oakland Portfolio, composed of 4 multifamily assets totaling 221 units. Opportunities to buy one or all of the buildings. The Portfolio is spread across a diverse selection of quaint suburban neighborhoods in Oakland and has been self-managed by the same family ownership for 10+ years. New owners will be afforded the benefit of immense operational efficiencies through the acquisition of 4 closely-knit assets allowing for seamless in-house management.

Potential investors have the opportunity to realize substantial upside through marking rents to market. Each asset has been well-maintained over the years and has undergone major renovation, providing maintenance free properties for new investors. Investors may purchase one or all of the properties.

The Portfolio represents an opportunity to acquire immediate scale in a market where job creation has outpaced housing infrastructure. Positioned in a market which is affordable in comparison to other Bay Area locations, the Portfolio will benefit from those renters seeking a more affordable housing alternative and draft off the continued East Bay migration.

Call for the prospectuses on one or all of these excellent investments.

PORTFOLIO OVERVIEW

INVESTMENT HIGHLIGHTS

- UNIQUE OPPORTUNITY TO OWN IN SOME OF THE BAY AREA'S MOST UNIQUE, VIBRANT NEIGHBORHOODS
- OFFERS IMMEDIATE SCALE IN SUPPLY CONSTRAINED MARKET
- AS HIGH AS 37% UPSIDE IN RENTS
- NO DEFERRED MAINTENANCE – EASY MANAGEMENT – EXCELLENT CONDITION
- STRONG RENT UPSIDE – TROUBLE FREE INCOME AND MANAGEMENT
- TREMENDOUS ACCESS TO MAJOR EMPLOYERS – DRAFTING OFF OF EASTWARD MIGRATION
- RELATIVE AFFORDABILITY WITHIN THE BAY AREA
- RESILIENT GROWTH MARKET FUNDAMENTALS IN POST COVID RECOVERY
- MAJOR DISCOUNT TO HOMEOWNERSHIP AS OAKLAND MEDIAN HOME PRICES RISE: 63% DISCOUNT
- OPPORTUNITY ZONES



ASSET DESCRIPTIONS	2555-2567 Foothill Blvd.	2624 Foothill Blvd.	1757 26th Ave	6638-6646 MacArthur Ave.
Address	2555-2567 Foothill Blvd.	2624 Foothill Blvd.	1757 26th Ave	6638-6646 MacArthur Ave.
Investment Type	Value-Add	Value-Add	Value-Add	Value-Add
Year Built	2014	1925	1928	1957
Gross Square Footage	30,012	29,423	25,447	53,000
Total Units	61	40	39	81
Occupancy	100%	100%	100%	100%
Rental Upside Market Rent	31%	37%	33%	34%
NET OPERATING INCOME				
Existing NOI	\$805,129	\$455,398	\$497,235	\$1,231,840
Market NOI	\$1,309,898	\$781,715	\$833,660	\$1,914,168
VALUATION				
Purchase Price	\$11,501,000	\$6,995,000	\$6,995,000	\$15,995,000
Cap Rate (Existing)	7.2%	7%	7.3%	8%
Cap Rate (Market)	11.4%	11.2%	12%	12%
GRM (Existing)	9.5	10	8.9	9
GRM (Market)	6.9	6.9	6.4	6.6
\$/Unit	\$188,540	\$174,000	\$179,000	\$197,000
\$/SF	\$383	\$237	\$274	\$301
Existing FRB Loan				\$10.5M @ 3.1%