

OVER \$106,000,000 PORTFOLIO

OAKLAND / SAN FRANCISCO PORTFOLIO SALE MULTIFAMILY– 475 UNITS

Starting at building's values as low as \$2,980,000-\$33,500,000

www.hotdealsoakland.com

Attention small and large multi-family investors, big time brokers and lender's



PORTFOLIO VALUATION SUMMARY

THE OFFERING

I am pleased to present the exclusive sale of this \$106,750,000 Oakland and San Francisco Portfolio. Composed of 14 multifamily assets totaling 475 units. This is a rare opportunity to acquire a stabilized and strategically located buildings in the BAY AREA with strong income durability and multiple value add opportunities across two of Northern California's most dynamic markets! Opportunities to buy one or all of these buildings. The first tranche was \$106,750,000 Portfolio of 17 buildings totaling 600 units. 14 of 17 buildings sold between 2023-2024. The portfolio is spread across well-located areas of Oakland and San Francisco, in highly visible urban and suburban locations. The assets have been self-managed by the same family ownership for 15+ years.

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. Ideal for investors seeking Bay Area long-term growth. Some assets have in place low-interest rate financing. Borrower to assume "subject to" allowing greater leverage.

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 more affordable housing alternative and draft off the continued East Bay migration.

All of these excellent investments can be found at www.hotdealsoakland.com.

Contact us for the prospectuses at 209-522-9999 or 209-604-9993. Email us at Fred@bigtymedea.com.

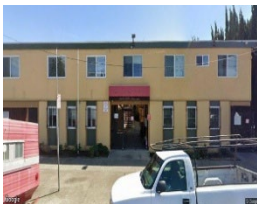
PORTFOLIO OVERVIEW

INVESTMENT HIGHLIGHTS

- UNIQUE OPPORTUNITY TO OWN IN SOME OF THE OAKLAND'S AND SAN FRANCISCO'S MOST UNIQUE, VIBRANT, TRANSIT-RICH NEIGHBORHOODS
- LOW INTEREST RATE IN PLACE FINANCIING TO ASSUME SUBJECT TO
- OFFERS IMMEDIATE SCALE IN SUPPLY CONSTRAINED MARKET. DIVERSE INCOME STREAMS
- AS HIGH AS 40% UPSIDE IN RENTS
- NO DEFERRED MAINTENANCE – EASY MANAGEMENT – EXCELLENT CONDITION – STREAMLINE PROPERTY MANAGEMENT
- STRONG RENT UPSIDE – TROUBLE FREE INCOME AND MANAGEMENT – LEASED UP – STRONG TENANT BASE
- TREMENDOUS ACCESS TO MAJOR EMPLOYERS
- RELATIVE AFFORDABILTY WITHIN THE BAY AREA
- IDEAL FOR INVESTORS, DEVELOPERS OR ONWER-USERS
- STRONG IN-PLACE CASH FLOW WITH COMPELLING UPSIDE



ASSET DESCRIPTIONS	81 9 th Street	1618-1632 Mason Ave	1810 25 th Street	3104-3112-3130 14 th Ave
Address	81 9 th Street SF	1618-1632 Mason Ave SF	1810 25 th Street Oakland	3104 14 th Ave Oakland
Investment Type	Value-Add	Value-Add	Value-Add	Value-Add
Year Built	1912	1912	1961	1949
Gross Square Footage	22,670	16,350	12,608	32,382
Total Units	56	31	23	29
Occupancy	100%	100%	100%	100%
Rental Upside	25%	35%	40%	020%
Market Rent				
NET OPERATING INCOME				
Existing NOI	\$561,370	\$625,625	\$381,711	\$399,899
Market NOI	\$782,674	\$993,956	\$471,795	\$505,931
VALUATION				
Purchase Price	10,500,000	13,600,000	\$3,995,000	6,650,000
Cap Rate (Existing)	5.4%	4.6%	9.5%	6.1%
Cap Rate (Market)	7.5%	7.3%	15%	7.6%
GRM (Existing)	11.4	14.4	10.4	11.1
GRM (Market)	9.1	11.9	8.4	9.4
\$/Unit	\$187,500	\$425,000	\$173,695	\$229,310
\$/SF	\$463	\$832	\$316	\$205



<i>ASSET DESCRIPTIONS</i>	2555-2567 Foothill Blvd.	2624 Foothill Blvd.	1757 26th Ave	1900 26 th Ave	2124 90 th Ave-2125 92 nd Ave
<i>Address</i>	2555-2567 Foothill Blvd.	2624 Foothill Blvd.	1757 26th Ave	1900 26 th Ave	2124 90 th Ave-2125 92 nd Ave
<i>Investment Type</i>	Value-Add	Value-Add	Value-Add	Value-Add	Value-Add
<i>Year Built</i>	2014	1925	1928	1928	1964
<i>Gross Square Footage</i>	30,012	29,423	25,447	24,789	28,000
<i>Total Units</i>	61	40	39	41 + 31 garages	32
<i>Occupancy</i>	100%	100%	100%	100%	100%
<i>Rental Upside Market Rent</i>	31%	37%	33%	20%	%
<i>NET OPERATING INCOME</i>					
<i>Existing NOI</i>	\$843,777	\$504,869	\$497,235	\$690,636	\$563,146
<i>Market NOI</i>	\$962,301	\$582,401	\$833,660	\$821,472	\$774,538
<i>VALUATION</i>					
<i>Purchase Price</i>	\$11,501,000	6,995,000	\$6,995,000	7,995,000	5,395,000
<i>Cap Rate (Existing)</i>	7.4%	7.2%	7.2%	8.7%	10.5%
<i>Cap Rate (Market)</i>	8.4%	8.3%	12%	10.3%	19%
<i>GRM (Existing)</i>	9.5	9.9	9.1	9.1	7.2
<i>GRM (Market)</i>	8.6	8.9	6.4	7.9	5.6
<i>\$/Unit</i>	\$188,540	\$174,000	179,358	\$195,000	\$168,593
<i>\$/SF</i>	\$383	\$237	\$274	\$250	\$192



<i>ASSET DESCRIPTIONS</i>	2505-2525 10 th Ave	2605 9 th Ave	5412 Claremont Ave	5499 Claremont Ave	303 Lee Street
<i>Address</i>	2505-2525 10 th Ave Oakland	2605 9 th Ave Oakland	5412 Claremont Ave Oakland	5499 Claremont Ave Oakland	303 Lee Street Oakland
<i>Investment Type</i>	Value-Add	Value-Add	Value-Add	Value-Add	Value-Add
<i>Year Built</i>	1957	1964	1963	1960	1964
<i>Gross Square Footage</i>	23,750	7,600	16,830	12,600	18,720
<i>Total Units</i>	35	10	33	24	25
<i>Occupancy</i>	100%	100%	100%	100%	100%
<i>Rental Upside Market Rent</i>	0%	0%	30%	0%	0%
<i>NET OPERATING INCOME</i>					
<i>Existing NOI</i>	\$477,635	\$180,044	\$456,455	\$345,533	\$394,605
<i>Market NOI</i>	\$519,239	\$200,984	\$554,819	\$408,029	\$457,881
<i>VALUATION</i>					
<i>Purchase Price</i>	\$6,250,000	\$2,398,000	8,200,000	5,500,000	6,850,000
<i>Cap Rate (Existing)</i>	7.8%	7.5%	4.6%	4.8%	5.3%
<i>Cap Rate (Market)</i>	8.3%	8.4%	5.6%	5.7%	6.2%
<i>GRM (Existing)</i>	8.4	9.3	13.8	13.7	12.3
<i>GRM (Market)</i>	8.1	8.6	12.1	12.2	11.1
<i>\$/Unit</i>	\$178,571	\$239,000	298,000	298,000	298,000
<i>\$/SF</i>	\$263	\$315	\$584	\$567	\$397
<i>Existing Loan</i>			\$5,185,512 @ 3.25% May 06, 2032	\$4,429,000 @ 7% Jan 31,2028	\$4,241,409 @4.10% Nov 01, 2032