

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@bigtymedealmaker.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 FINANCING 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 AFFORDABILITY WITHIN THE BAY AREA
- IDEAL FOR INVESTORS, DEVELOPERS OR OWNER-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 Market Rent | 25% | 35% | 40% | 020% |
| 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 |



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



| ASSET DESCRIPTIONS | | 2505-2525 10th Ave | 2605 9th Ave | 5412 Claremont Ave | 5499 Claremont Ave | 303 Lee Street |
|----------------------|--|----------------------------|----------------------|-------------------------------------|---------------------------------|------------------------------------|
| Address | | 2505-2525 10th Ave Oakland | 2605 9th Ave Oakland | 5412 Claremont Ave Oakland | 5499 Claremont Ave Oakland | 303 Lee Street Oakland |
| Investment Type | | Value-Add | Value-Add | Value-Add | Value-Add | Value-Add |
| Year Built | | 1957 | 1964 | 1963 | 1960 | 1964 |
| Gross Square Footage | | 23,750 | 7,600 | 16,830 | 12,600 | 18,720 |
| Total Units | | 35 | 10 | 33 | 24 | 25 |
| Occupancy | | 100% | 100% | 100% | 100% | 100% |
| Rental Upside | | 0% | 0% | 30% | 0% | 0% |
| Market Rent | | | | | | |
| NET OPERATING INCOME | | | | | | |
| Existing NOI | | \$477,635 | \$180,044 | \$456,455 | \$345,533 | \$394,605 |
| Market NOI | | \$519,239 | \$200,984 | \$554,819 | \$408,029 | \$457,881 |
| VALUATION | | | | | | |
| Purchase Price | | \$6,250,000 | \$2,398,000 | 8,2000,000 | 5,500,000 | 6,850,000 |
| Cap Rate (Existing) | | 7.8% | 7.5% | 4.6% | 4.8% | 5.3% |
| Cap Rate (Market) | | 8.3% | 8.4% | 5.6% | 5.7% | 6.2% |
| GRM (Existing) | | 8.4 | 9.3 | 13.8 | 13.7 | 12.3 |
| GRM (Market) | | 8.1 | 8.6 | 12.1 | 12.2 | 11.1 |
| \$/Unit | | \$178,571 | \$239,000 | 298,000 | 298,000 | 298,000 |
| \$/SF | | \$263 | \$315 | \$584 | \$567 | \$397 |
| Existing Loan | | | | \$5,185,512 @ 3.25% May 06, 2032 | \$4,429,000 @ 7% Jan 31,2028 | \$4,241,409 @4.10% Nov 01, 2032 |