

\$107,000,000 PORTFOLIO

OAKLAND / SAN FRANCISCO PORTFOLIO SALE

MULTIFAMILY- 475 UNITS

Starting at building's values as low as \$2,398,000-\$33,500,000

www.hotdealsoakland.com

Attention small and large multi-family investors, big time brokers and lenders



PORTFOLIO VALUATION SUMMARY

THE OFFERING

I am pleased to present the exclusive sale of this \$107,000,000 of Oakland and San Francisco's finest multi-family 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 apartment markets! Opportunities to buy one or all of these buildings. The first tranche was \$105,000,000 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 alternatives 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 OAKLAND AND SAN FRANCISCO'S MOST UNIQUE, VIBRANT, AND 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
- STRONG RENT UPSIDE – TROUBLE FREE INCOME AND MANAGEMENT – 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



Address	81 9 th Street San Francisco	1618-1632 Mason Ave San Francisco	1810 25 th Street Oakland	2505-2525 10 th Ave Oakland	2124 90 th Ave-2125 92 nd Ave Oakland
Investment Type	Value-Add	Value-Add	Value-Add	Value-Add	Value-Add
Year Built	1912	1912	1961	1957	1964
Gross Square Footage	22,670		12,608	23,750	28,000
Total Units	56	31 + 3 ADUs	23	35	32
Occupancy	100%	100%	100%	100%	100%
Rental Upside Market Rent	25%	35%	40%	40%	40%
NET OPERATING INCOME					
Existing NOI	\$558,920	\$634,295	\$374,911	\$477,635	\$563,146
Market NOI	\$773,074	\$839,061	\$464,795	\$519,239	\$774,538
VALUATION					
Purchase Price	\$10,500,000	\$13,700,000	\$3,995,000	\$6,250,000	\$5,395,000
Cap Rate (Existing)	5.3%	4.6%	9.4%	7.5%	10.5%
Cap Rate (Market)	7.4%	6.2%	11.6%	8.3%	19%
GRM (Existing)	11.4	14.4	7.5	8.3	7.2
GRM (Market)	9.2	11.9	6.4	8.1	5.6
\$/Unit	\$187,500	\$441,000	\$173,695	\$178,571	\$168,593
\$/SF	\$463		\$316	\$263	\$192

Preferred to sell as a portfolio on the same block

Mean cap rate of 181 units, 7.5% with upside

Address	2555-2567 Foothill Blvd Oakland	2624 Foothill Blvd. Oakland	1757 26th Ave Oakland	1900 26th Ave Oakland
Investment Type	Value-Add	Value-Add	Value-Add	Value-Add
Year Built	2014 (Rebuilt)	1925	1928	1928
Gross Square Footage	30,012	29,423	25,447	24,789
Total Units	61	40	39	41 + 43 garages
Occupancy	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
Market NOI	\$962,301	\$582,401	\$833,660	\$821,472
VALUATION				
Purchase Price	\$11,501,000	\$6,995,000	\$6,995,000	7,995,000
Cap Rate (Existing)	7.8%	7.2%	7.7%	8.7%
Cap Rate (Market)	8.5%	8.3%	8.4%	10.3%
GRM (Existing)	9.5	9.9	13	9.1
GRM (Market)	8.6	8.9	11.9	7.9
\$/Unit	\$188,540	\$174,000	179,358	\$195,000
\$/SF	\$383	\$237	\$274	\$250 + 43 garages



Address	3104-3112/3130 14th Ave Oakland	2605 9th Ave Oakland	5412 Claremont Ave Rockridge	5499 Claremont Ave Rockridge	303 Lee Street Near Lake Merritt
Investment Type	Value-Add	Value-Add	Value-Add	Value-Add	Value-Add
Year Built	1949	1964	1963	1960	1964
Gross Square Footage	32,382	7,600	16,830	12,600	18,720
Total Units	29	10	33	24	25
Occupancy	100%	100%	100%	100%	100%
Rental Upside	20%	15%	30%	20%	20%
Market Rent					
NET OPERATING INCOME					
Existing NOI	\$399,899	\$185,644	\$456,455	\$345,533	\$394,605
Market NOI	\$505,931	\$206,584	\$554,819	\$408,029	\$457,881
VALUATION					
Purchase Price	\$6,650,000	\$2,598,000	\$9,874,000	\$7,152,000	\$7,450,000
Cap Rate (Existing)	6.1%	7.2%	4.7%	4.8%	5.3%
Cap Rate (Market)	7.6%	8%	5.7%	5.7%	6.2%
GRM (Existing)	11.1	9.9	13.8	13.7	12.3
GRM (Market)	9.4	9.2	12.1	12.2	11.1
\$/Unit	\$229,310	\$259,000	\$298,000	\$298,000	\$298,000
\$/SF	\$205	\$341	\$586	\$567	\$397
Existing Loan	\$2,622,699 @3.1% due Aug 01, 2031		\$5,185,512 @3.25% due May 06, 2032	\$4,429,000 @ 7% due Jan 31, 2028	\$4,241,409 @4.10% due Nov 01, 2032