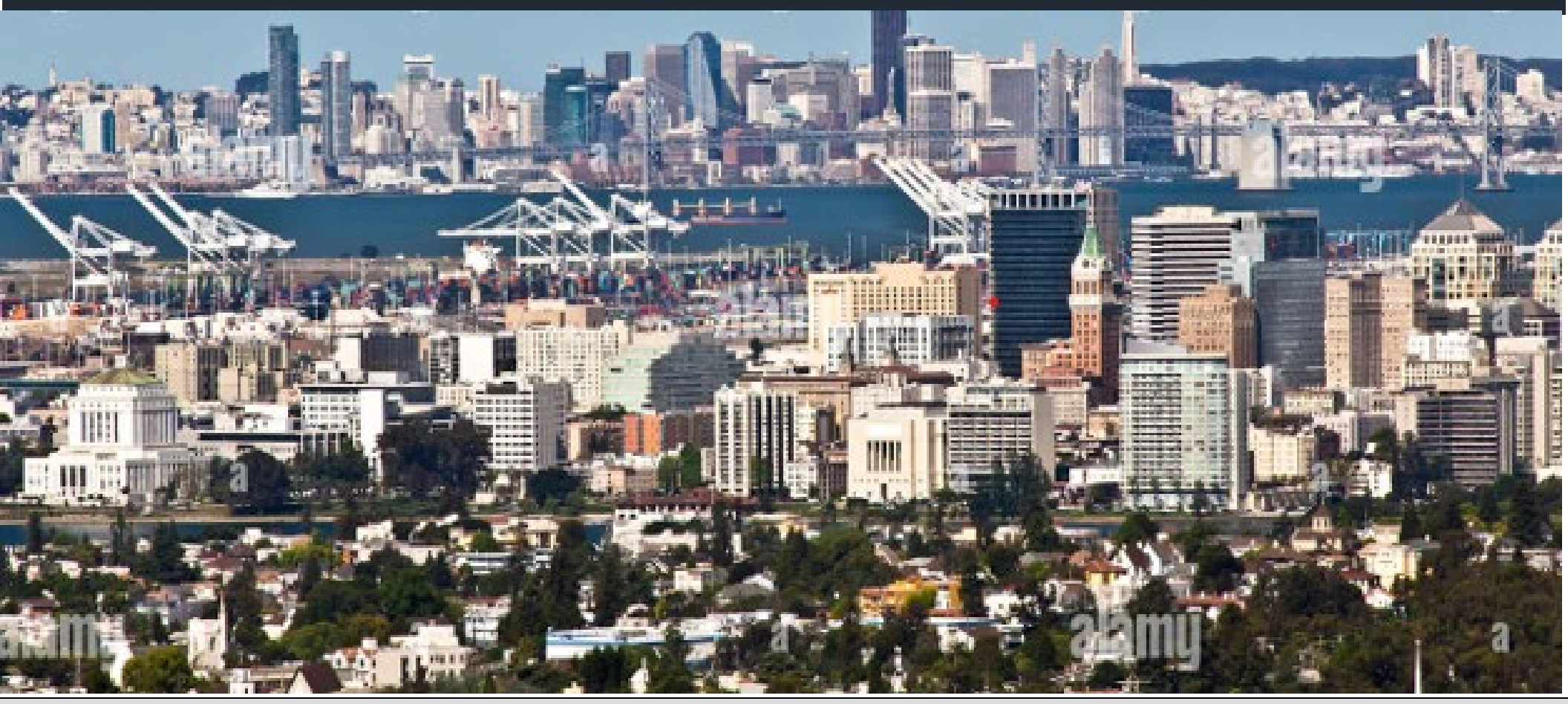
$135,000,000 PORTFOLIO

OAKLAND / SAN FRANCISCO / STOCKTON PORTFOLIO SALE
MULTIFAMILY– 500+ 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 $135,000,000 of Oakland, San Francisco and Stockton's finest multi-family portfolio. Composed of 18 multifamily assets totaling 500+ units. This is a rare opportunity to acquire a stabilized and strategically located buildings in the Bay Area and Central Valley with strong income durability and multiple value add opportunities across three of Northen 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.

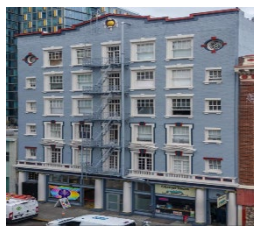
All of these excellent investments can be found at www.hotdealsoakland.com.

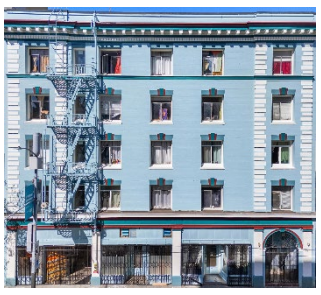
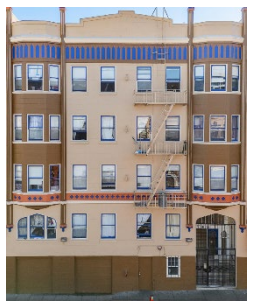
Contact us for the prospectuses at 209-522-9999 or 209-604-9993. Email us at fred@bigtymedealmaker.com.

PORTFOLIO OVERVIEW

INVESTMENT HIGHLIGHTS

- CAP RATES RANGING FROM 5% TO 10.5%
- UNIQUE OPPORTUNITY TO OWN IN SOME OF OAKLAND AND SAN FRANCISCO'S MOST UNIQUE, VIBRANT, AND 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
- STRONG RENT UPSIDE – TROUBLE FREE INCOME AND MANAGEMENT – STRONG TENANT BASE
- TREMENDOUS ACCESS TO MAJOR EMPLOYERS
- RELATIVE AFFORDABILTY WITHIN THE BAY AREA
- IDEAL FOR INVESTORS, DEVELOPERS OR OWNER-USERS
- STRONG IN-PLACE CASH FLOW WITH COMPELLING UPSIDE





Address	**81 9th Street San Francisco**	**1618-1632 Mason Ave San Francisco**	**416 Turk St San Francisco**	**765 O'Farrell St San Francisco**	**437 Hyde St San Francisco**	**6131 Gettysburg Pl Stockton**
Investment Type	Value-Add	Value-Add	Value-Add	Value-Add	Value-Add	Value-Add
Year Built	1912	1912	1907	1924	1922	1972
Gross Square Footage	22,670		19,780	16,678	5,998	36,042
Total Units	56	31 + 3 ADUs	25 + 3 Commercial 3 Potential ADUs	33	12	53
Occupancy	100%	100%	100%	100%	100%	100%
Rental Upside Market Rent	35%	35%	30%	30%	40%	25%
NET OPERATING INCOME						
Existing NOI	$572,212	$634,295	$394,641	$504,982	$140,200	$683,341
Market NOI	$786,366	$839,061	$764,553	$726,214	$222,244	$906,865
VALUATION						
Purchase Price	**$9,495,000**	**$12,700,000**	**$5,995,000**	**$7,295,000**	**$2,695,000**	**$8,995,000**
Cap Rate (Existing)	6%	5.2%	6.5%	7%	6%	7.6%
Cap Rate (Market)	8.2%	6.74%	12.7%	10%	9.3%	10%
GRM (Existing)	10.2	13.4	10	9.7	13	9.6
GRM (Market)	8.3	11	6.2	7.5	9.3	7.7
$/Unit	$169,000	$409,000	$214,000	$221,000	$224,900	$169,000
$/SF	$418		$303	$435	$449	$249

Preferred to sell as a portfolio on the same block

Mean cap rate of 181 units, 7.5% with upside



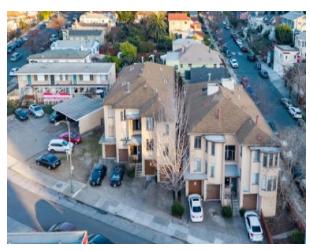


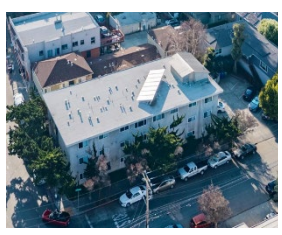
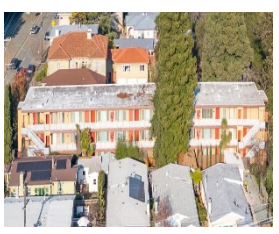
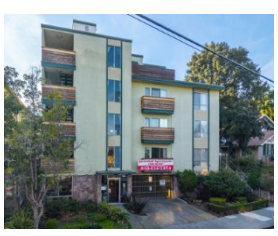




Address	**2505-2525 10th Ave Oakland**	**2124 90th Ave-2125 92nd Ave Oakland**	**2555-2567 Foothill Blvd Oakland**	**2624 Foothill Blvd. Oakland**	**1757 26th Ave Oakland**	**1900 26th Ave Oakland**
Investment Type	Value-Add	Value-Add	Value-Add	Value-Add	Value-Add	Value-Add
Year Built	1957	1964	2014 (Rebuilt)	1925	1928	1928
Gross Square Footage	23,750	28,000	30,012	29,423	25,447	24,789
Total Units	35	32	61	40	39	41 + 43 garages
Occupancy	100%	100%	100%	100%	100%	100%
Rental Upside Market Rent	40%	40%	31%	37%	33%	20%
NET OPERATING INCOME						
Existing NOI	$477,635	$582,916	$859,065	$504,869	$536,570	$674,548
Market NOI	$519,239	$753,363	$977,599	$582,401	$584,462	$821,596
VALUATION						
Purchase Price	**$6,250,000**	**$4,995,000**	**$11,501,000**	**$6,995,000**	**$6,995,000**	**7,995,000**
Cap Rate (Existing)	7.6%	10.2%	**7.8%**	**7.2%**	**7.7%**	**8.7%**
Cap Rate (Market)	8.3%	16%	8.5%	8.3%	8.4%	10.3%
GRM (Existing)	8.6	6.4	9.5	9.9	13	9.1
GRM (Market)	8.1	5.1	8.6	8.9	11.9	7.9
$/Unit	$178,571	$156,000	$188,540	$174,000	179,358	$195,000
$/SF	$263	$178	$383	$237	$274	$250 + 43 garages





Address	**1810 25th Street Oakland**	**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	Value-Add
Year Built	1961	1949	1964	1963	1960	1964
Gross Square Footage	12,608	32,382	7,600	16,830	12,600	18,720
Total Units	23	29	10	33	24	25
Occupancy	100%	100%	100%	100%	100%	100%
Rental Upside Market Rent	40%	20%	15%	30%	20%	20%
NET OPERATING INCOME						
Existing NOI	$374,911	$406,127	$180,044	$493,091	$363,606	$394,605
Market NOI	$464,795	$508,031	$200,984	$570,941	$423,491	$457,881
VALUATION						
Purchase Price	**$3,995,000**	**$5,779,000**	**$2,598,000**	**$8,965,000**	**$6,330,000**	**$6,995,000**
Cap Rate (Existing)	9.4%	7%	7.2%	5.5%	5.8%	5.7%
Cap Rate (Market)	11.6%	8.7%	8%	6.5%	6.7%	6.6%
GRM (Existing)	7.5	9.7	9.9	12	12	11.6
GRM (Market)	6.4	8.2	9.2	11	10.8	10.5
$/Unit	$173,695	$199,900	$259,000	$271,000	$263,750	$279,000
$/SF	$316	$179	$341	$532		$373
Existing Loan		$2,528,833 @3.1% due Aug 01, 2031		$4,989,060 @3.25% due May 06, 2032	$4,429,000 @ 7% due Jan 31, 2028	$4,104,521 @4.10% due Nov 01, 2032