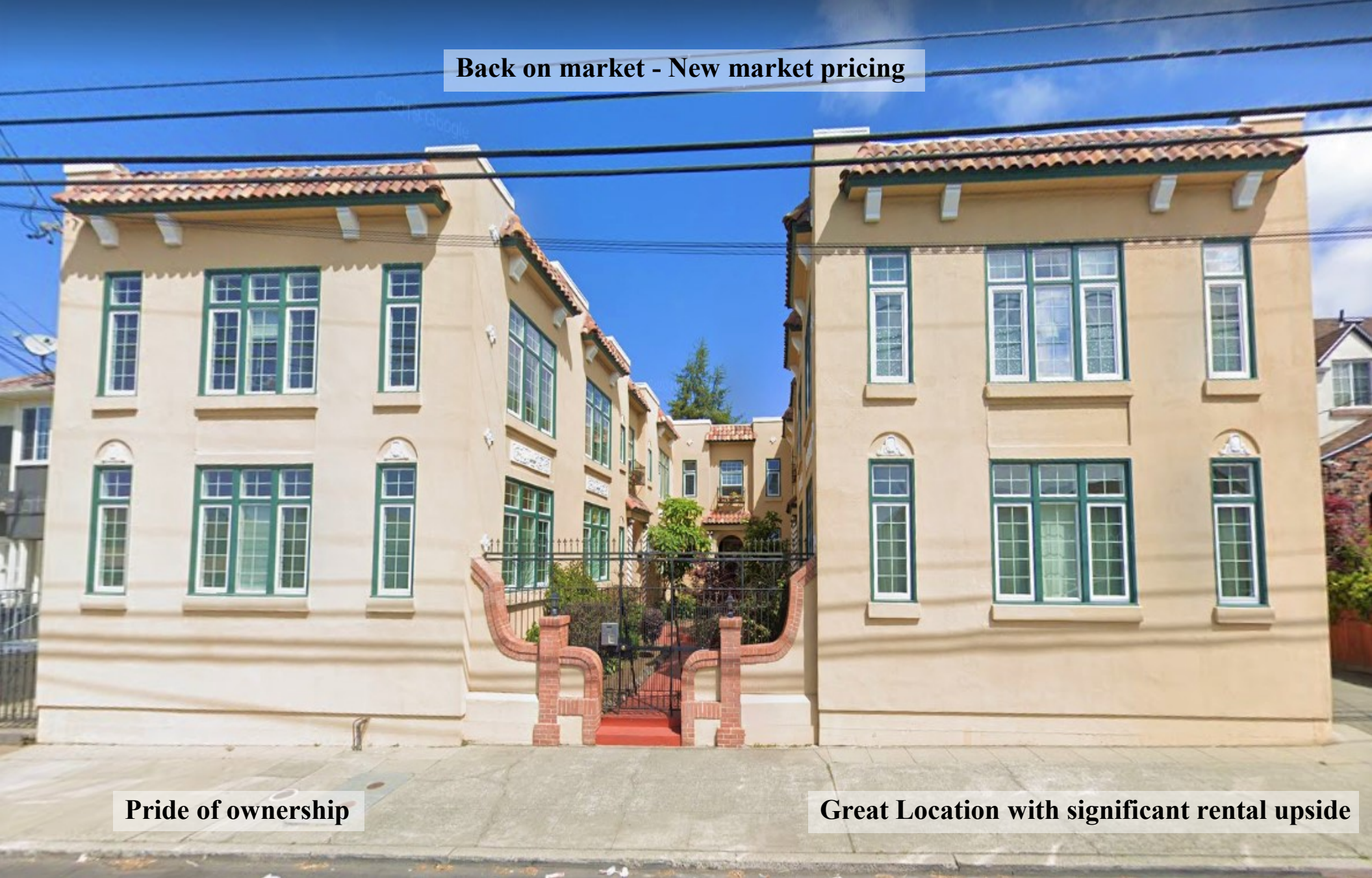


Back on market - New market pricing



Pride of ownership

Great Location with significant rental upside

HIP

Hyland Investment Properties

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734-736-738
ALCATRAZ AVENUE
OAKLAND, CA 94609

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Exclusive Agent

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The enclosed Marketing Brochure and Property Offering and information contained, is a pro-forma offering and cannot be relied upon or warranted for future performance.

The information contained in this Marketing Brochure has been obtained by sources we believe to be reliable; however, Hyland Investment Properties has not verified, and will not verify, any of the information contained herein, nor has Hyland Investment Properties conducted any investigation regarding these matters, and makes no warranties or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must use their own due diligence to verify all of the information set forth herein.

Seller and Broker cannot warrant the past, present, or future performance of the property, its condition, local, or state, or violations, which may or may not be present. The property is sold in it's current "AS-IS" and "WHERE-IS" condition subject to Buyer's due diligence.

HIP

Hyland Investment Properties

734 -736-738 ALCATRAZ AVENUE APARTMENTS Oakland, CA 94609



OAKLAND

Hyland Investment Properties is pleased to extend to you an exclusive opportunity to purchase 734-736- 38 Alcatraz Avenue, a 16-unit Apartment community in Oakland, California



734-736-738 ALCATRAZ AVENUE

APARTMENTS

Oakland, CA 94609

Building & Investment Summary

- ◆ **New Market Pricing** - priced for today's current interest rates
- ◆ **Significant upside in rents** with interior renovations
- ◆ **Nicely Renovated** 16-unit Oakland apartment offering
- ◆ **Desirable unit mix** includes (12) Studio 1-bath units, (4) 1-bedroom/1bath units
- ◆ **Separately Metered** for electric
- ◆ Near **Exceptional** Restaurants off Shattuck Avenue and Telegraph Avenue
- ◆ **Convenient** half mile from Ashby BART Station
- ◆ Building historically exhibits **high occupancy** and **low turnover** rates
- ◆ **East Bay Rental Housing Shortage** due to prohibitive new construction restrictions
- ◆ **Nearby shopping** (including Trader Joe's and Whole Foods), entertainment (Bushrod Park and Community Garden), Oakland Museum, Jack London Square, Children's Fairyland, and the Uptown District all less than 5 miles away.
- ◆ **Easy access** to East Bay cities, and 20 minute drive to San Francisco





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APARTMENTS
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734-736-738 ALCATRAZ AVENUE

APARTMENTS

Oakland, CA 94609

Building & Investment Summary

INVESTMENT SUMMARY			
PRICE:	\$	3,850,000.00	\$ 3,850,000.00
CAP RATE:		5.17%	7.30%
GRM:		11.29 x	9.05 x
PRICE PER UNIT:	\$	240,625	\$ 240,625
PRICE PER SQUARE FOOT:	\$	450	\$ 450

Address 734-736-738 Alcatraz Avenue,
Oakland, CA 94609

Units 16 Total

Mix (12) Studio / 1BA
(4) 1BD / 1BA

Unit SF Studio: 462-464
1BR: 750

APN 16-1432-8

Approx. Square Footage 8,560

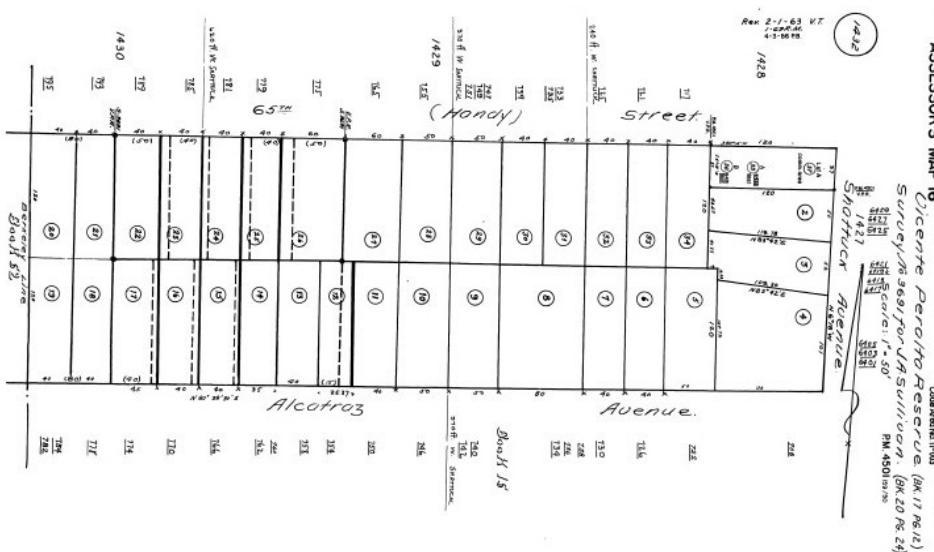
Approx. Lot Size 0.22 Acre

Year Built 1950

Parking 7 Surface Spaces

of Buildings 1

Utilities Separately Metered for electric





734-736-738 ALCATRAZ AVENUE

APARTMENTS

Oakland, CA 94609

Income & Expense Pro-forma

EST EXPENSES BREAKDOWN	CURRENT	PROJECTED
PROPERTY TAXES (1.4%)	\$ 52,500	\$ 52,500
Special Assessments	\$ 10,824	\$ 10,824
ON-SITE MANAGER (\$1K/MO)	\$ 2,575	\$ 2,575
OFF-SITE MANAGER (5% OF AGI)	\$ 16,443	\$ 16,443
REPAIRS & MAINTENANCE	\$ 18,704	\$ 18,704
INSURANCE	\$ 5,102	\$ 5,102
UTILITIES	\$ 18,142	\$ 18,142
ADMIN & PROFESSIONAL FEES	\$ 9,901	\$ 9,901
CONTRACT SERVICES (Actual)	\$ 1,172	\$ 1,172
TOTAL EXPENSES	\$ 135,363	\$ 135,363
EXPENSES PER UNIT	\$ 8,460	\$ 8,460
EXPENSE % GSI	39.68%	31.82%

PRO-FORMA	CURRENT	PROJECTED
GROSS SCHEDULED INCOME	\$ 341,148	\$ 425,400
VACANCY (3%, 3%)	\$ (10,234)	\$ (12,762)
OTHER INCOME	\$ 3,665	\$ 3,665
ADJUSTED GROSS INCOME	\$ 334,579	\$ 416,303
EXPENSES	\$ (135,363)	\$ (135,363)
NET OPERATING INCOME	\$ 199,216	\$ 280,940
DEBT SERVICE	\$ (161,766)	\$ (161,766)
CASH FLOW	\$ 37,450	\$ 119,174
CASH-ON-CASH RETURN	2.43%	7.74%
Debt Service assumes a new 60% loan-to-value, first loan of \$2,310,000 amortized over 30 years with a 5.75% interest rate, monthly payments of \$13,481 or \$161,766 annually.		



734-736-738 ALCATRAZ AVENUE

APARTMENTS

Oakland, CA 94609

Rent Roll

UNIT	TYPE	APPROX SQ FT	CURRENT RENTS	ACTUAL RENT PER SQ FT	* MARKET RENT	PRO-FORMA PER SQ FT	** STATUS
734 Alcatraz Ave #1	1x1	750	\$1,848	\$2.46	\$2,500	\$3.33	
734 Alcatraz Ave #2	Studio	462	\$1,805	\$3.91	\$2,100	\$4.55	
734 Alcatraz Ave #3	1x1	750	\$1,333	\$1.78	\$2,500	\$3.33	
734 Alcatraz Ave #4	Studio	462	\$1,426	\$3.09	\$2,100	\$4.55	
736 Alcatraz Ave #1	Studio	464	\$1,895	\$4.08	\$2,100	\$4.53	
736 Alcatraz Ave #2	Studio	464	\$1,865	\$4.02	\$2,100	\$4.53	
736 Alcatraz Ave #3	Studio	464	\$1,705	\$3.67	\$2,100	\$4.53	
736 Alcatraz Ave #4	Studio	464	\$1,795	\$3.87	\$2,100	\$4.53	
736 Alcatraz Ave #5	Studio	464	\$1,365	\$2.94	\$2,100	\$4.53	
736 Alcatraz Ave #6	Studio	464	\$1,595	\$3.44	\$2,100	\$4.53	
736 Alcatraz Ave #7	Studio	464	\$1,705	\$3.67	\$2,100	\$4.53	Vacant 8/1/2023
736 Alcatraz Ave #8	Studio	464	\$1,705	\$3.67	\$2,100	\$4.53	Vacant 8/1/2023
738 Alcatraz Ave #1	1x1	750	\$2,525	\$3.37	\$2,625	\$3.50	
738 Alcatraz Ave #2	Studio	462	\$1,695	\$3.67	\$2,100	\$4.55	
738 Alcatraz Ave #3	Studio	462	\$1,642	\$3.55	\$2,100	\$4.55	
738 Alcatraz Ave #4	1x1	750	\$2,525	\$3.37	\$2,625	\$3.50	Vacant 8/1/2023
16 Units			\$28,429		\$35,450		
Annual		8560	\$341,148		\$425,400		

* Projected Market Rent assumes interior renovation by new owner

** 3 to 4 Apartments can be delivered vacant at closing if desired





734 -736-738 ALCATRAZ AVENUE
APARTMENTS
Oakland, CA 94609
Exterior Photos



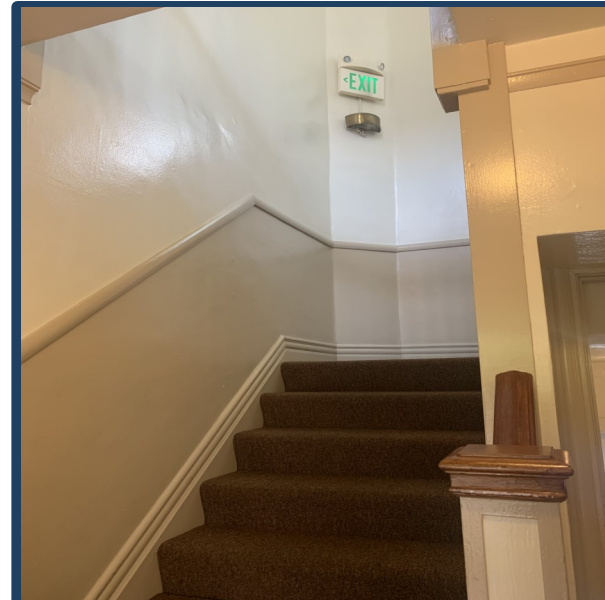


734-736-738 ALCATRAZ AVENUE

APARTMENTS

Oakland, CA 94609

Units & Interior





734-736-738 ALCATRAZ AVENUE

APARTMENTS

Oakland, CA 94609

Comparable Rent Summary



480 55TH STREET

Address 480 55th St,
Oakland, CA 94609

Total Units 12

Unit Mix 1 BD

Year Built 1927

Rents 1-BD - \$2,550



505 ALCATRAZ AVE

Address 505 Alcatraz Ave
Oakland, CA 94609

Total Units 14

Unit Mix Studio

Year Built 1918

Rents Studio - \$1,900



225 CLIFTON ST

Address 225 Clifton St,
Oakland, CA 94609

Total Units 72

Unit Mix Studio
1 BD
2 BD

Year Built 1964

Rents Studio - 600 sq ft - \$2,252
1 BD - 750 sq ft - \$2,394



4223 TERRACE ST

Address 4223 Terrace St
Oakland, CA 94609

Total Units 6

Unit Mix Studio
1 BD

Year Built 1920

Rents Studio - 413 sq ft \$1850

734-736-738 ALCATRAZ AVENUE

APARTMENTS

Oakland, CA 94609

Local Amenities & Area Map

734 -738 Alcatraz Avenue Apartments is located in the centrally located Upper Telegraph neighborhood of Oakland, CA. Locals can easily shop in the neighborhood or head less than 10 miles south to Downtown Oakland for places like Jack London Square and the Uptown District. Upper Telegraph is home to numerous local staples like Bushrod Park and Community Garden, healthcare centers, and a busy commercial strip along Telegraph Avenue.



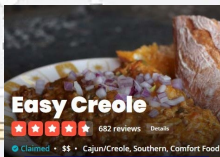
GROVE PARK



WHOLE FOODS



RASA CAFE



EASY CREOLE





734-736-738 ALCATRAZ AVENUE

APARTMENTS

Oakland, CA 94609

Comparable Sales Summary



6419-6427 TELEGRAPH AVE

Address 6419-6427 Telegraph Ave
Oakland, CA 94609

Sale Price \$3,430,000

Status Sold

Close of Escrow March 04, 2022

Units 12

Unit Mix (8) Studio
(2) 1-BD
(2) Commercial

Year Built 1922

Parking Street

Cap Rate 5.29%

Price per Sq Ft \$561.48

Price per Unit \$285,417



344 MONTE VISTA AVE

Address 344 Monte Vista Ave
Oakland, CA 94611

Sale Price \$6,800,000

Status Sold

Close of Escrow Feb 1, 2022

Units 24

Unit Mix (6) Studio
(12) 1-BD
(6) 2-BD

Year Built 1960

Parking Covered

Cap Rate 3.79%

Price per Sq Ft \$311.23

Price per Unit \$283,333



791 KINGSTON AVE

Address 791 Kingston Ave
Oakland, CA 94611

Sale Price \$4,350,000

Status Sold

Close of Escrow Feb 1, 2022

Units 14

Unit Mix (14) Studio

Year Built 1963

Parking Covered

Cap Rate 3.79%

Price per Sq Ft \$355.04

Price per Unit \$310,714



341 ALCATRAZ AVE

Address 341 Alcatraz
Oakland, CA 94618

Sale Price \$1,900,000

Status Sold

Close of Escrow Feb 1, 2022

Units 4

Unit Mix (4) 1 BD

Year Built 1910

Parking

Cap Rate 5.00%

Price per Sq Ft \$493.63

Price per Unit \$475,000



734-736-738 ALCATRAZ AVENUE APARTMENTS Oakland, CA 94609 *Comparable Sales Summary*



174 41ST STREET

Address 174 41st St
Oakland, CA 94611

Sale Price \$5,750,000

Status Sold

Close of Escrow June 28, 2021

Units 24

Unit Mix (24) Studio

Year Built 1915

Parking Surface (3 Spaces)

Cap Rate 4.28%

Price per Sq Ft \$549.38

Price per Unit \$239,583



366 45TH STREET

Address 366 45th St
Oakland, CA 94618

Sale Price \$3,200,000

Status Sold

Close of Escrow June 16, 2021

Units 10

Unit Mix (10) 2 BD

Year Built 1963

Parking Surface (12 Spaces)

Cap Rate 3.70%

Price per Sq Ft \$421.27

Price per Unit \$320,000



482 40TH STREET

Address 482 40th Street
Oakland, CA 94618

Sale Price \$7,400,000

Status Sold

Close of Escrow Apr 26, 2021

Units 24

Unit Mix (12) Studio
(12) 1 BD

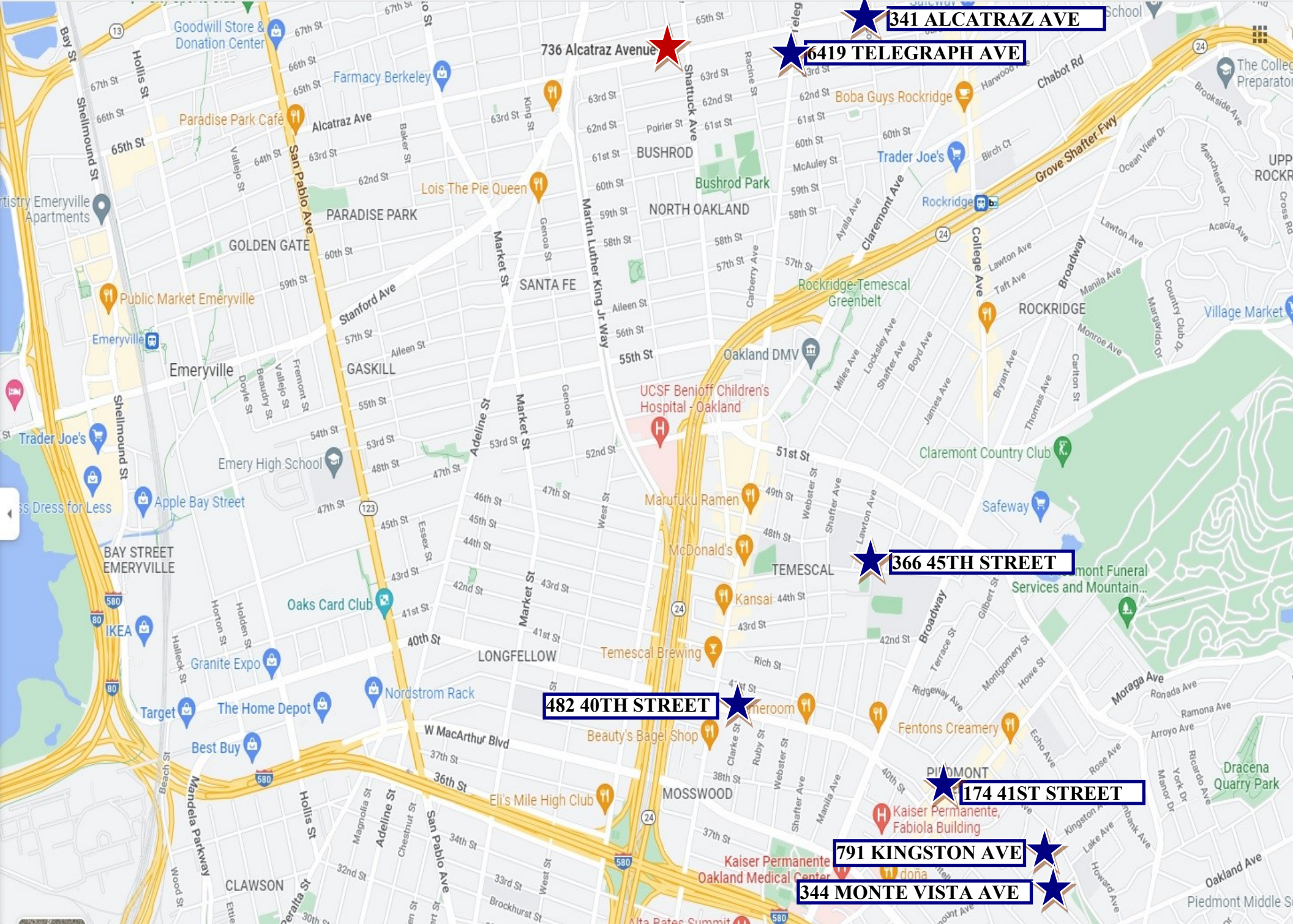
Year Built 1918

Parking Street

Cap Rate 3.70%

Price per Sq Ft \$492.29

Price per Unit \$308,417





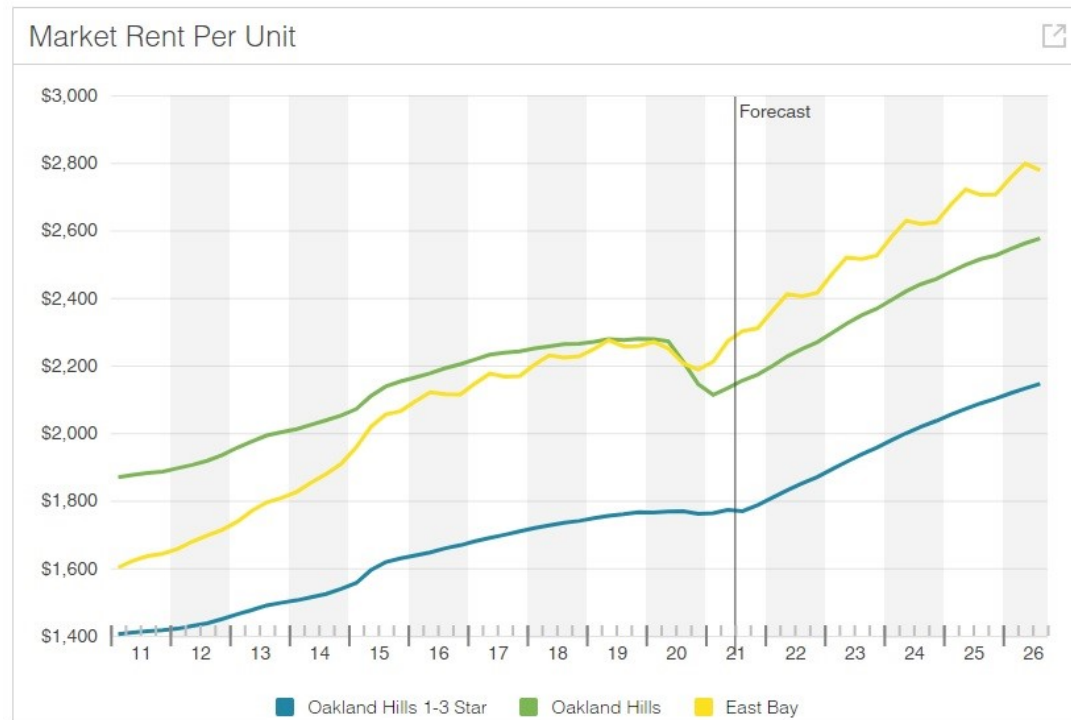
734-736-738 ALCATRAZ AVENUE

APARTMENTS

Oakland, CA 94609

Rent Trends & Demographics

- ♦ **Median gross rent** in the city of Oakland in 2015 - 2019 was \$1,445 - US Census Bureau
- ♦ **Median household income** in 2019 was \$73,692 – US Census Bureau
- ♦ **East Bay Metro** area average market rent is \$3.23/sq foot.



- ♦ 82.6% of the city of Oakland residents have obtained a **high school diploma**, and 44% have obtained a **bachelor's degree or higher**.