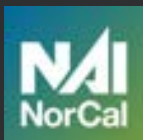


1422 Harrison St

1422 Harrison Street

OAKLAND, CA 94612



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An aerial photograph of a city street grid, likely in San Francisco, showing a mix of multi-story buildings and a large parking lot. A lake is visible in the background. The text 'SECTION 1' is overlaid on the left side of the image.

SECTION 1

1422 Harrison St

Property Information

Executive Summary

SALE PRICE	BUILDING SIZE	PRO-FORMA CAP RATE
\$2,295,000	8,195 SF	10.18%

Other Details

Offering Price:	\$2,295,000
Price / SF:	\$280.05
Pro-Forma NOI:	\$233,557
Pro-Forma Cap Rate:	10.18%
Building Size:	8,195 SF
Lot Size:	8,400 SF
Year Built:	1915
Zoning:	CBD-C

Property Highlights

- Vacant 8,195 SF Multi-Tenant Office/Flex Building with Drive-in Capability
- Eight private office, four bathrooms, and two kitchens
- Large 8,400 SF Parcel with flexible CBD-C zoning
- Delivered 100% vacant making it ideal for an Owner/User to build out the property to their specific needs
- In the heart of Downtown Oakland just three blocks from City Center and three blocks from Lake Merritt
- 99 Walk Score designating the property a walkers paradise by walkscore.com
- Ideal location for businesses looking to establish a central presence in the East Bay

Property Description



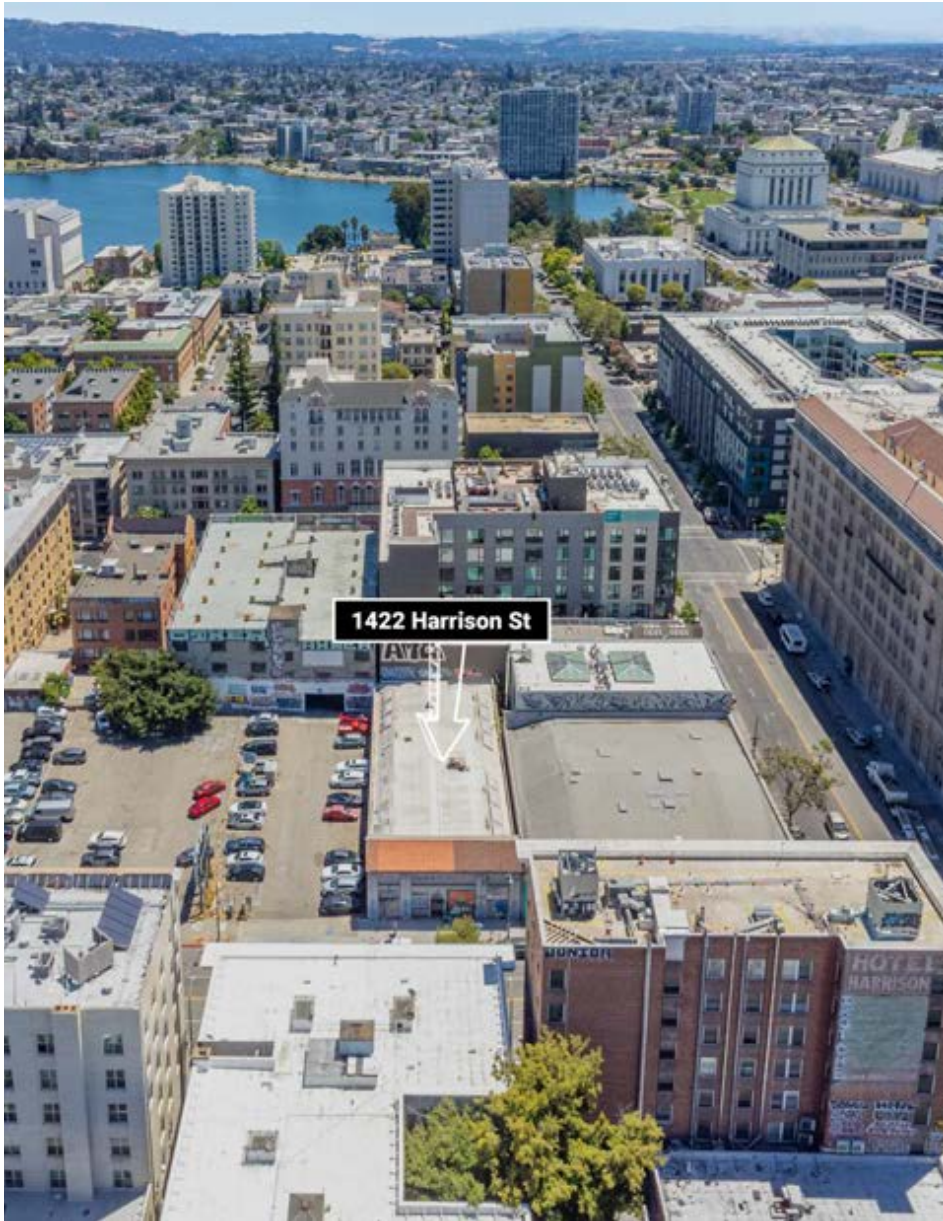
Property Description

The Mitchell Warren Team is pleased to present 1422 Harrison Street, an 8,195 SF multi-tenant office/flex building, located in the heart of Downtown Oakland. This property boasts drive-in capability and sits on a generous 8,400 SF parcel. Completely vacant and ready for immediate occupancy, it offers unparalleled flexibility and potential. Situated just three blocks from the City Center BART Station, this prime location provides easy access to public transportation, making it an ideal spot for businesses looking to establish a central presence in the East Bay. Don't miss out on this unique opportunity to customize and occupy a versatile space in a highly desirable area.

Location Description

1422 Harrison Street is located in the heart of Downtown Oakland, a thriving business and dining district with a growing list of restaurants, cafés, bars, shops, and galleries. This attractive location is ideal for access to all points of the Bay Area due to its central location right off the 980/880/580 freeways. Commuters utilizing public transportation will benefit from being just four blocks from the 12th Street BART Station, Downtown Oakland's Transportation Hub. Because of this property's appealing location, it will continue to demand premium tenants and maintain a very low vacancy rate.

Additional Photos



Additional Photos





SECTION 2

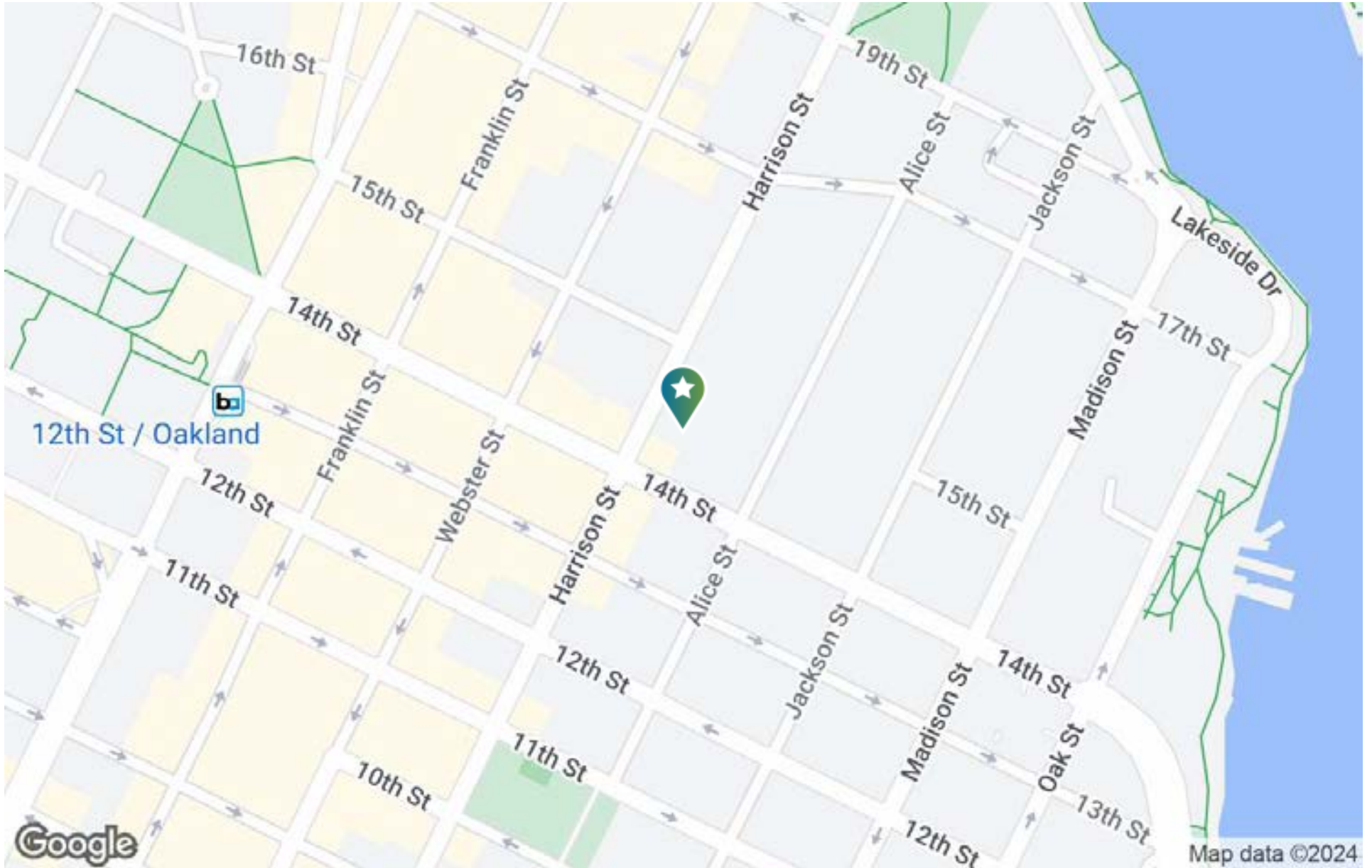
1422 Harrison St

Location Information

Regional Map



Location Map



An aerial photograph of a city street grid, likely in San Francisco, showing a mix of multi-story buildings and a large parking lot. A lake is visible in the upper left background. The text 'SECTION 3' is overlaid in white on the left side.

SECTION 3

1422 Harrison St

Financial Analysis

Financial Summary

Investment Overview	Pro-Forma
Price	\$2,295,000
Price per SF	\$280.05
Market CAP Rate	10.18%
Cash-on-Cash Return (yr 1)	13.2 %
Total Return (yr 1)	\$144,928
Debt Coverage Ratio	2.28
Operating Data	Market
Total Scheduled Income	\$245,850
Vacancy Cost	\$12,292
Gross Income	\$233,557
Operating Expenses (NNN)	-
Net Operating Income	\$233,557
Pre-Tax Cash Flow	\$131,337
Financing Data (Stabilized)	Market
Down Payment	\$995,000
Loan Amount	\$1,300,000
Interest Rate	6.85%
Debt Service	\$102,220
Debt Service Monthly	\$8,518
Principal Reduction (yr 1)	\$13,591

Rent Roll

.....

Tenant Name	Unit Number	Unit Size (SF)	Monthly Rent	% Of Building	Price Per SF/M	Notes
Vacant		8,195	\$20,487	100.0	\$2.50	NNN
Totals/Averages		8,195	\$20,487		\$2.50	\$2.50



SECTION 4

Demographics

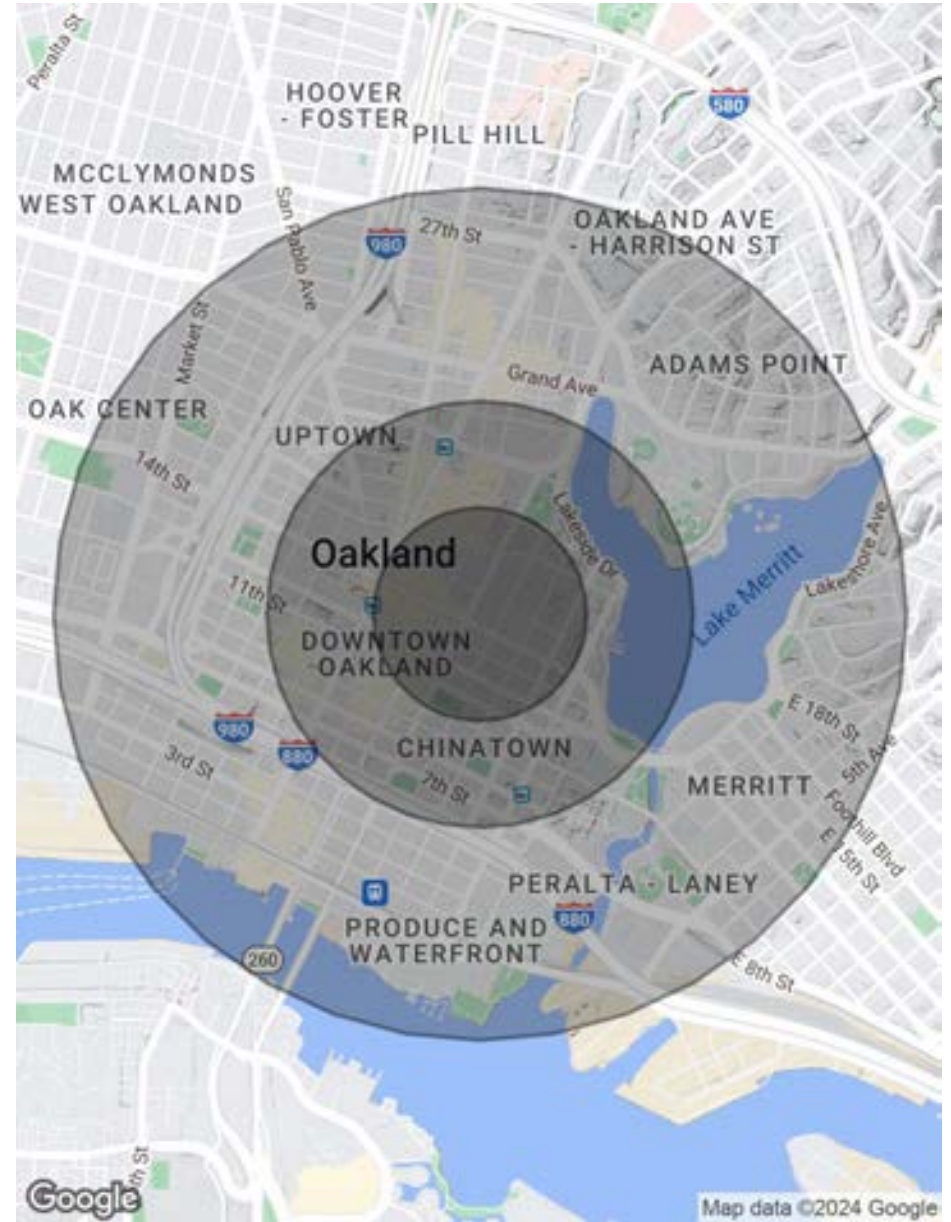
1422 Harrison St

Demographics Map & Report

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	5,048	12,204	46,147
Average Age	41.2	44.5	40.6
Average Age (Male)	41.8	44.5	41.1
Average Age (Female)	39.2	44.6	41.8

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	3,347	7,531	26,941
# of Persons per HH	1.5	1.6	1.7
Average HH Income	\$65,949	\$77,515	\$92,031
Average House Value	\$124,924	\$252,245	\$431,548

2020 American Community Survey (ACS)





SECTION 5

About Our Team

1422 Harrison St



Kent Mitchell

Senior Vice President

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CalDRE #01784628

Education

BA, University of California, Berkeley
MA, EBTS, Philadelphia
CPCP, Leadership and Training Certification

Professional Background

Professional Experience

Kent Mitchell is Senior Vice President at NAI Northern California with over than 20 years' experience in Oakland, Berkeley and regional Bay Area multifamily, office and retail markets. Graduate of the University of California, Berkeley, Kent is a California Real Estate Broker who began his career purchasing a four-plex, followed by larger acquisitions, a Broker license, and collaboration with investor partners. Kent has represented multifamily and commercial clients in transactions ranging in size from \$1 million to over \$60 million. As broker and investor Kent has represented all aspects of sale of over \$1 billion in regional and international commercial real estate. Kent facilitates transactions throughout the Bay Area, applying his deep expertise in rent control in core Bay Area cities and thorough knowledge of capitalization strategies to help Buyers and Sellers find opportunities and get the best pricing on their transactions.

Area of Specialization

Kent specializes in multifamily, office and mixed-use properties, focusing on high traffic, core East Bay Area location.

Recent Transactions

- 10 Units, 1742 Spruce St, Berkeley | \$5,720,000
- 11 Units, 2601 Ridge Rd, Berkeley | \$5,680,000
- 13,560 SF, 1620 San Pablo Ave, Berkeley | \$10,350,000
- 14 Units, 6521 San Pablo Ave, Oakland | \$5,510,000
- 14,098 SF, 524-530 8th St, Oakland | \$4,295,000
- 15 Units, 2427 Hilgard Ave, Berkeley | \$5,250,000
- 19 Units, 20411 Marshall St, Castro Valley | \$4,650,000
- 22,160 SF, 2120 Broadway, Oakland | \$8,200,000
- 25 Units, 3535 Brook St, Lafayette | \$12,000,000
- 411 Fairmount Avenue, Multifamily | \$4,050,000
- 50,008 SF, 2648 International Blvd, Oakland | \$10,450,000



Tim Warren

Senior Vice President

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CalDRE #02008347

Professional Background

Professional Experience

Tim Warren, Senior Vice President of NAI Northern California, is a top-producing East Bay agent completing more than \$100,000,000 in commercial real estate transactions annually. Tim prides himself on his personal service and attention to every detail, which has led him to a large base of repeat and referral clients. Investors trust him to guide them through every step of the real estate process. He ensures all objectives and expectations are exceeded with an expansive network, unparalleled client service, and proven marketing strategies. Tim is arguably one of the most dominant and successful agents in the greater Bay Area. There is no other agent that will provide you the local knowledge with global connections.

Tim comes to NAI Northern California from a successful career as an Executive Manager in the automotive field. He led a team of 30 employees, achieving multiple awards for customer satisfaction and sales volume.

Accomplishments

Tim received the president's club award in 2018, 2019, 2020, 2021, 2022 and consistently ranks as one of the top producing agents at NAI Northern California and NAI Global.

In addition, he has received numerous industry awards including the coveted Costar Power Broker Award.

Recent Transactions

- 24 Units, 174 41st St, Oakland | \$5,750,000
- 44 Units, 888 Vermont St, Oakland | \$14,000,000
- 19 Units, 20411 Marshall St, Castro Valley | \$4,650,000
- 88 Units, 4939 Marconi Ave, Sacramento | \$11,725,000
- 11 Units, 2601 Ridge Rd, Berkeley | \$5,680,000
- 8 Units, 1205 International Blvd, Oakland | \$1,375,000
- 15 Units, 2427 Hilgard Ave, Berkeley | \$5,250,000
- 10 Units, 1742 Spruce St, Berkeley | \$5,720,000
- 10 Units, 881 W A St, San Lorenzo | \$1,850,000
- 48 Units, 237-263 41st St, Oakland | \$11,650,000



Randell Silva

Senior Investment
Advisor

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CalDRE #02064884

Professional Background

Professional Experience

Randell Silva is a knowledgeable, motivated, and diligent investment advisor with over 5 years of experience in commercial real estate sales. He specializes in multifamily, mixed-use, and office/retail properties in the Eastbay Region, and has a proven track record of closing deals and delivering results. He and his team have closed over \$300,000,000 in transactions in that short time span. Randell's customer service background has given him a deep understanding of the needs of his clients, and he is committed to providing them with the best possible experience. He is also a skilled negotiator, and is able to get the best possible terms for his clients.

In addition to his commercial real estate experience, Randell was also the founder and owner of Delta Computer Service, a successful IT company in the Tri and Central Valley area. He is a bilingual speaker, and is able to facilitate transactions across Hispanic cultural barriers.

Skills

Randell Speaks Spanish

Recent Transactions

- 14,098 SF, 524-530 8th St, Oakland | \$4,100,000
- 7 Units, 2015 Vine St, Berkeley | \$1,700,000
- 24 Units, 174 41st St, Oakland | \$5,750,000
- 6 Units, 1212 12th St, Oakland | \$1,895,000
- 44 Units, 888 Vermont St, Oakland | \$14,000,000
- 25 Units, 3535 Brook St, Lafayette | \$12,000,000
- 19 Units, 20411 Marshall St, Castro Valley | \$4,650,000
- 50,008 SF, 2648 International Blvd, Oakland | \$10,450,000
- 88 Units, 4939 Marconi Ave, Sacramento | \$11,725,000
- 11 Units, 2601 Ridge Rd, Berkeley | \$5,680,000
- 8 Units, 1205 International Blvd, Oakland | \$1,375,000



Adam Beeri

Investment Advisor

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CalDRE #02121953

Professional Background

Growing up in a commercial real estate family, Adam developed a love for the industry and a passion for helping others meet their real estate goals. His background in property management and as a property owner has given him unique expertise. Having been in his clients shoes, Adam can offer insight that helps them make sound real estate decisions.

When working with new clients Adam studies their business goals as well as their properties. He keep these goals in mind as he locates opportunities to add value to their real estate initiatives. Adam's goal in the CRE industry is to help people with their investments that can set themselves and future generations up for a lifetime of success and wealth. Adam particularly enjoys interacting with people and educating clients in making the right decision when it comes to investing their hard-earned money.

Adam was born in Berkeley. He grew up in Moraga. Graduated from UC Santa Barbara and has lived in San Diego.

Recent Transactions

- 7 Units, 2015 Vine St, Berkeley | \$1,700,000
- 24 Units, 174 41st St, Oakland | \$5,750,000
- 6 Units, 1212 12th St, Oakland | \$1,895,000
- 44 Units, 888 Vermont St, Oakland | \$14,000,000
- 6 units, 3010 Fulton Street, Berkeley | \$1,800,000
- 25 Units, 3535 Brook St, Lafayette | \$12,000,000
- 19 Units, 20411 Marshall St, Castro Valley | \$4,650,000
- 50,008 SF, 2648 International Blvd, Oakland | \$10,450,000
- 9 units, 1635 Martin Luther King Jr Way, Berkeley | \$5,350,000
- 88 Units, 4939 Marconi Ave, Sacramento | \$11,725,000
- 11 Units, 2601 Ridge Rd, Berkeley | \$5,680,000
- 6 Units, 1675 Euclid Ave, Berkeley | \$3,925,000
- 6 units, 2030 Cedar St, Berkeley | \$1,300,000



Nicholas Mowers

Investment Advisor

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nmowers@nainorcal.com
CalDRE #02147514

Professional Background

Nicholas was born and raised in Petaluma, CA. After graduating from Arizona State University, where he earned his degree in Business Communications, he joined NAI Northern California.

Driven by a genuine enthusiasm for understanding market dynamics and providing unparalleled service, Nicholas is dedicated to delivering insightful investment strategies tailored to each client's unique needs. His commitment to excellence ensures that clients receive the highest level of professionalism and support throughout their investment journey.

Nicholas enjoys the beauty of Marin County, where he currently resides. An avid outdoorsman, he can often be found exploring the region's scenic trails, perfecting his swing on the golf course, or riding local trails on his mountain bike.

Recent Transactions

- 6 Units, 2030 Cedar St, Berkeley | \$1,300,000
- 4 Units, 2315 Harrison St, Oakland | \$1,025,000
- 48 Units, 237-263 41st St, Oakland | \$11,650,000
- 4 Units, 281 Perkins St, Oakland | \$1,390,000
- 12 Units, 410 Evelyn Ave, Albany | \$4,500,000
- 6 Units, 989-991 Vermont St, Oakland | \$1,940,000
- 19 Units, 20411 Marshall St, Castro Valley | \$4,650,000
- 5 Units, 95 Moss Ave, Oakland | \$2,050,000
- 14 Units, 3543 Brook St, Lafayette | \$6,800,000
- 8 Units, 1434 Lakeshore Ave, Oakland | \$3,200,000
- 24 Units, 226 Athol Ave, Oakland | \$5,100,000
- 9 Units, 1635 MLK Jr Way, Berkeley | \$5,350,000
- 98 Units, 184 13th St, Oakland | \$18,500,000
- 4 Units, 2635 Fulton St, Berkeley | \$1,625,000
- 23 Units, 2627 Hillegass St, Berkeley | \$8,925,000



1422 Harrison St



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Oakland, CA 94612

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4 Embarcadero Center, #1400
San Francisco, CA 94111

San Jose
99 S Almaden Blvd, #600
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