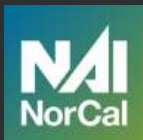




955 Karol Way

SAN LEANDRO, CA 94577



The Mitchell Warren Team
NAINORCAL.COM

Kent Mitchell
Senior Vice President
kent@nainorcal.com
510.919.4919
CalDRE #01784628

Tim Warren
Senior Vice President
twarren@nainorcal.com
510.336.4719
CalDRE #02008347

Randell Silva
Senior Investment Advisor
rsilva@nainorcal.com
510.244.4667
CalDRE #02064884

Adam Beeri
Investment Advisor
abeeri@nainorcal.com
510.778.4141
CalDRE #02121953

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SECTION 1

Property Information

Executive Summary

SALE PRICE
\$5,695,000

BUILDING SIZE
15,268 SF

CAP RATE
6.0%

Other Details

Offering Price: \$5,695,000

Price / Unit: \$299,737

Price / SF: \$373.00

Number of Units: 19

NOI: \$341,456

Cap Rate: 6.0%

GRM: 10.94

Market Cap Rate: 7.13%

Market GRM: 9.73

Building Size: 15,268 SF

Lot Size: 37,200 SF

Year Built: 1961

Property Highlights

- 19-unit multifamily property on a 37,200 SF lot with 30+ on-site parking spaces
- Attractive unit mix of sixteen (16) 2BD/1BA units and three (3) 2BD/1.5BA townhome units
- Extensive capital improvements, including a new TPO roof, copper plumbing, updated electrical, seismic upgrades, and vinyl dual-pane windows
- 16 of 19 units renovated, minimizing near-term capital expenditures
- Walking distance to Downtown San Leandro and the San Leandro BART Station with convenient access to I-580 and I-880
- Additional income from on-site laundry with long-term upside through continued market rent growth

Additional Photos



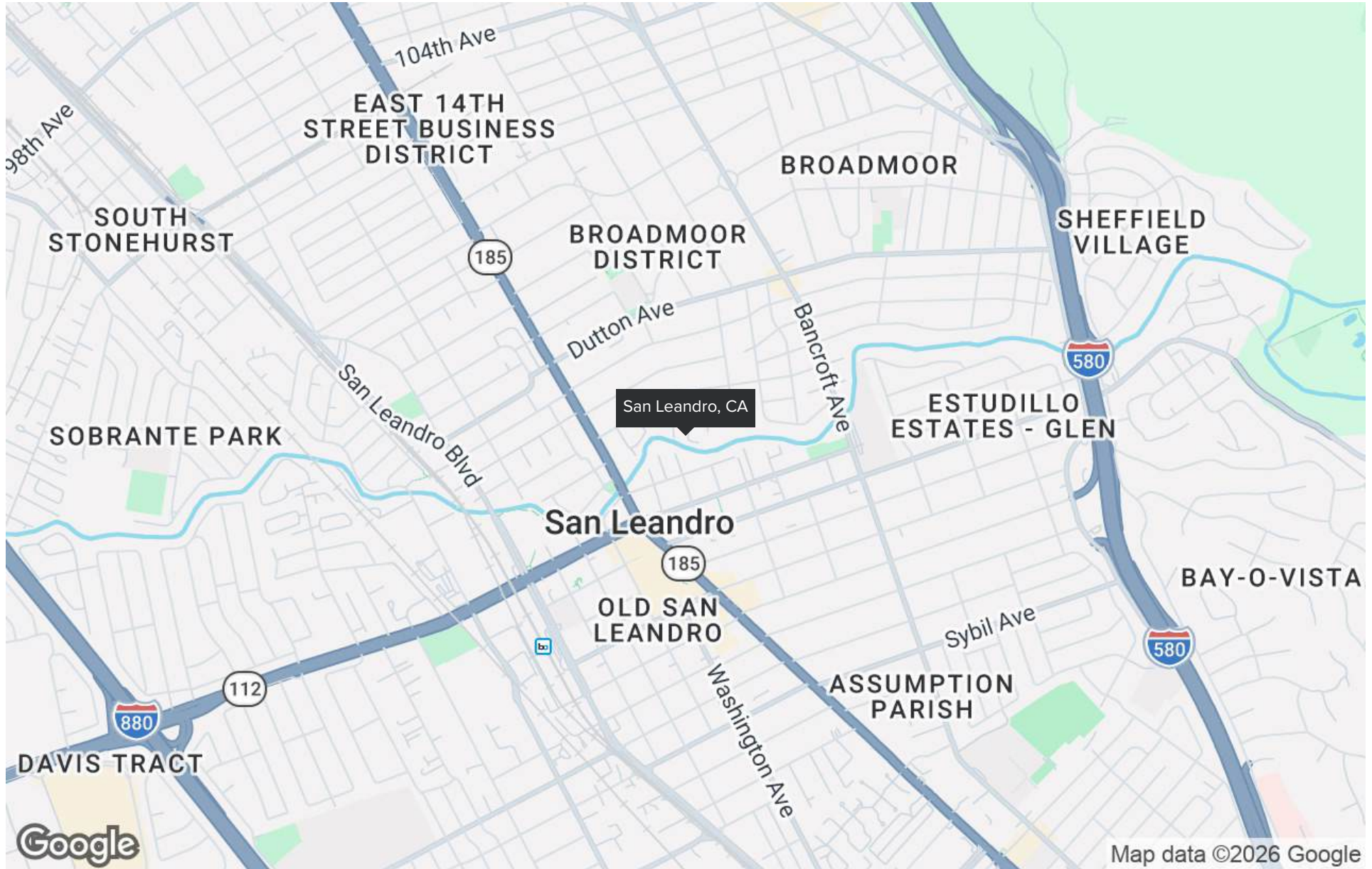
Additional Photos



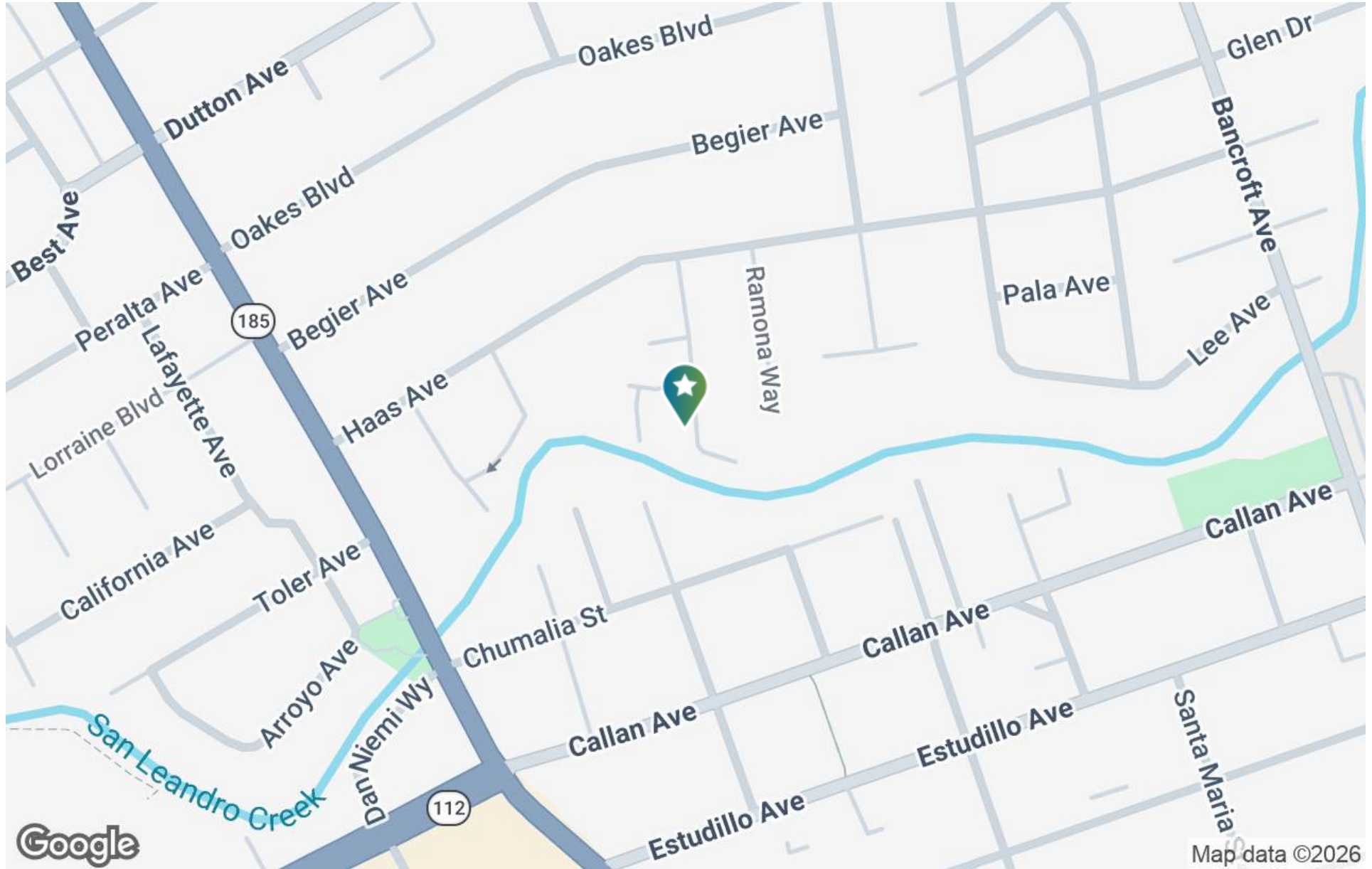
SECTION 2

Location Information

Regional Map



Location Map



SECTION 3

Financial Analysis

Financial Summary

Investment Overview	Current	Market
Price	\$5,695,000	\$5,695,000
Price per Unit	\$299,736	\$299,736
GRM	10.94	9.73
CAP Rate	6.0%	7.13%
Cash-on-Cash Return (yr 1)	6.17 %	9.42 %
Total Return (yr 1)	\$123,053	\$187,852
Operating Data	Current	Market
Total Scheduled Income	\$518,328	\$585,060
Vacancy Cost	\$15,618	\$17,551
Gross Income	\$502,709	\$567,508
Operating Expenses	\$161,253	\$161,253
Net Operating Income	\$341,456	\$406,255
Pre-Tax Cash Flow	\$123,053	\$187,852
Financing Data	Current	Market
Down Payment	\$1,993,250	\$1,993,250
Loan Amount	\$3,701,750	\$3,701,750
Interest Rate	5.9%	5.9%
Debt Service	\$218,403	\$218,403
Debt Service Monthly	\$18,200	\$18,200
Principal Reduction (yr 1)	\$0	\$0

Rent Roll

Unit Number	Unit Bed	Unit Bath	Unit Size (SF)	Lease Start	Current Rent	Current Rent (Per SF)	Market Rent	Market Rent/SF
1	2	1	755	03/01/2024	\$2,400	\$3.18	\$2,495	\$3.30
2	2	1	755	12/01/19	\$2,500	\$3.31	\$2,495	\$3.30
3	2	1	755	05/01/26	\$2,500	\$3.31	\$2,495	\$3.30
4	2	1	755	05/01/13	\$2,126	\$2.82	\$2,495	\$3.30
5	2	1	755		\$2,495	\$3.30	\$2,495	\$3.30
6	2	1	755	01/30/18	\$2,445	\$3.24	\$2,495	\$3.30
7	2	1	755	08/05/22	\$2,400	\$3.18	\$2,495	\$3.30
8	2	1	755	09/01/12	\$1,900	\$2.52	\$2,495	\$3.30
9	2	1	755	07/15/15	\$2,150	\$2.85	\$2,495	\$3.30
10	2	1	755		\$2,495	\$3.30	\$2,495	\$3.30
11	2	1.5	940	10/24/17	\$2,498	\$2.66	\$2,695	\$2.87
12	2	1.5	940	04/15/10	\$2,025	\$2.15	\$2,695	\$2.87
13	2	1.5	940		\$2,500	\$2.66	\$2,695	\$2.87
14	2	1	755	08/01/25	\$2,500	\$3.31	\$2,495	\$3.30
15	2	1	755	07/01/15	\$2,150	\$2.85	\$2,495	\$3.30
16	2	1	755	10/01/05	\$1,850	\$2.45	\$2,495	\$3.30
17	2	1	755	Employee	\$1,200	\$1.59	\$2,495	\$3.30
18	2	1	755	07/28/15	\$2,000	\$2.65	\$2,495	\$3.30
19	2	1	755	05/01/25	\$2,500	\$3.31	\$2,495	\$3.30
Laundry					\$750		\$750	
Totals/Averages			14,900		\$43,384	\$2.91	\$48,755	\$3.23

Income & Expenses

Income Summary		Current	Per SF
Gross Income		\$502,709	\$32.93
Fixed Expenses		Current	Per SF
	% Of Gross Income		
Property Tax (1.2436%)	14.1%	\$70,823	\$4.64
Special Assessments (25-26 Actual)	0.6%	\$3,151	\$0.21
Insurance (2025 Actual)	3.3%	\$16,577	\$1.09
Total	18.0%	\$90,552	\$5.93
Operational Expenses		Current	Per SF
	% Of Gross Income		
Maintenance (Est \$500/unit)	1.9%	\$9,500	\$0.62
Reserves (Est \$200/unit)	0.8%	\$3,800	\$0.25
Electricity & Gas (2025 Actual)	1.9%	\$9,715	\$0.64
Water & Sewer (2025 Actual)	1.9%	\$9,801	\$0.64
Refuse (2025 Actual)	1.9%	\$9,634	\$0.63
Business License/Permits (2025 Actual)	0.1%	\$460	\$0.03
Off-Site Management (Est 4% Gross)	4.0%	\$20,111	\$1.32
On-Site Management (Est \$640/month)	1.5%	\$7,680	\$0.50
Total	14.1%	\$70,701	\$4.63
Gross Expenses	32.1%	\$161,253	\$10.56
Net Operating Income	67.9%	\$341,456	\$22.36

SECTION 4

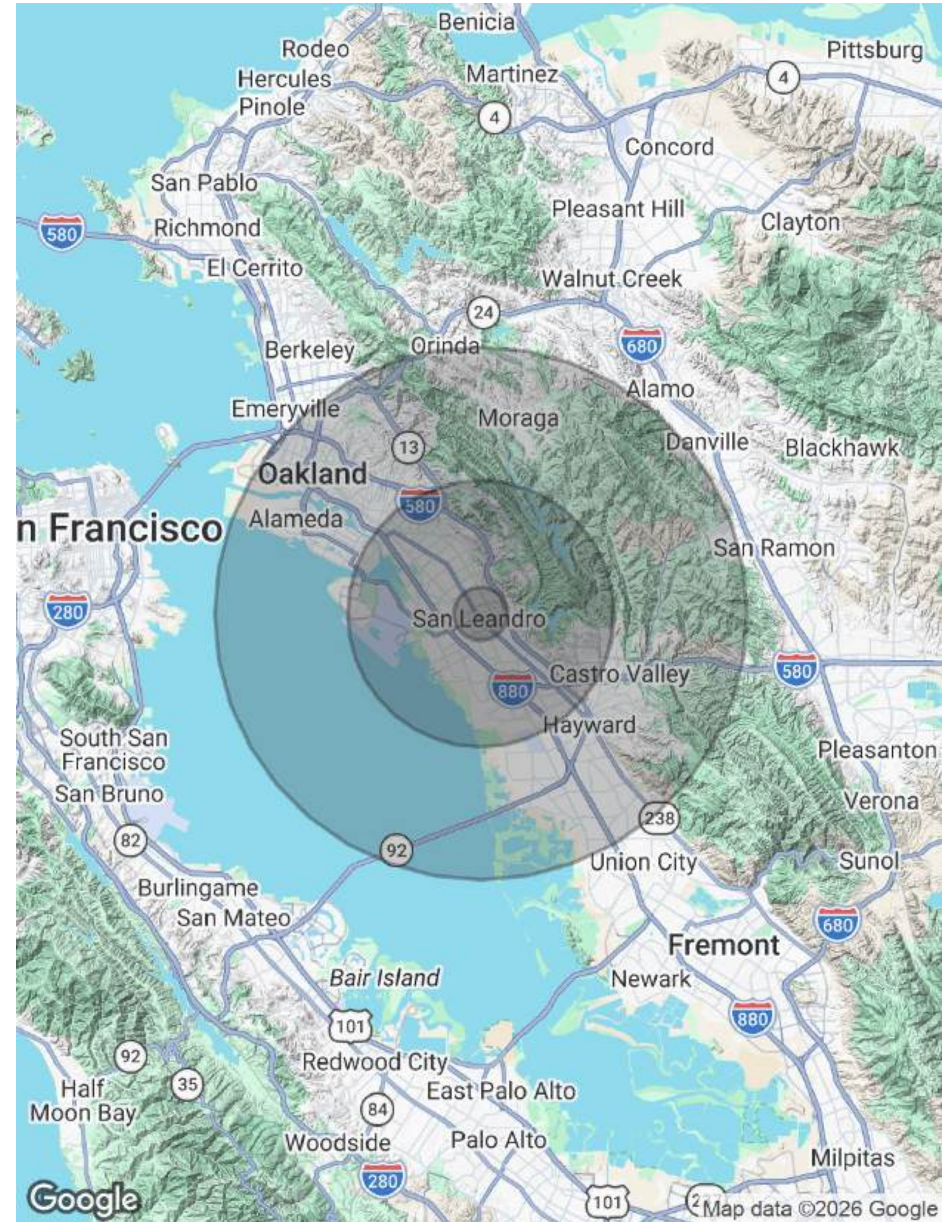
Demographics

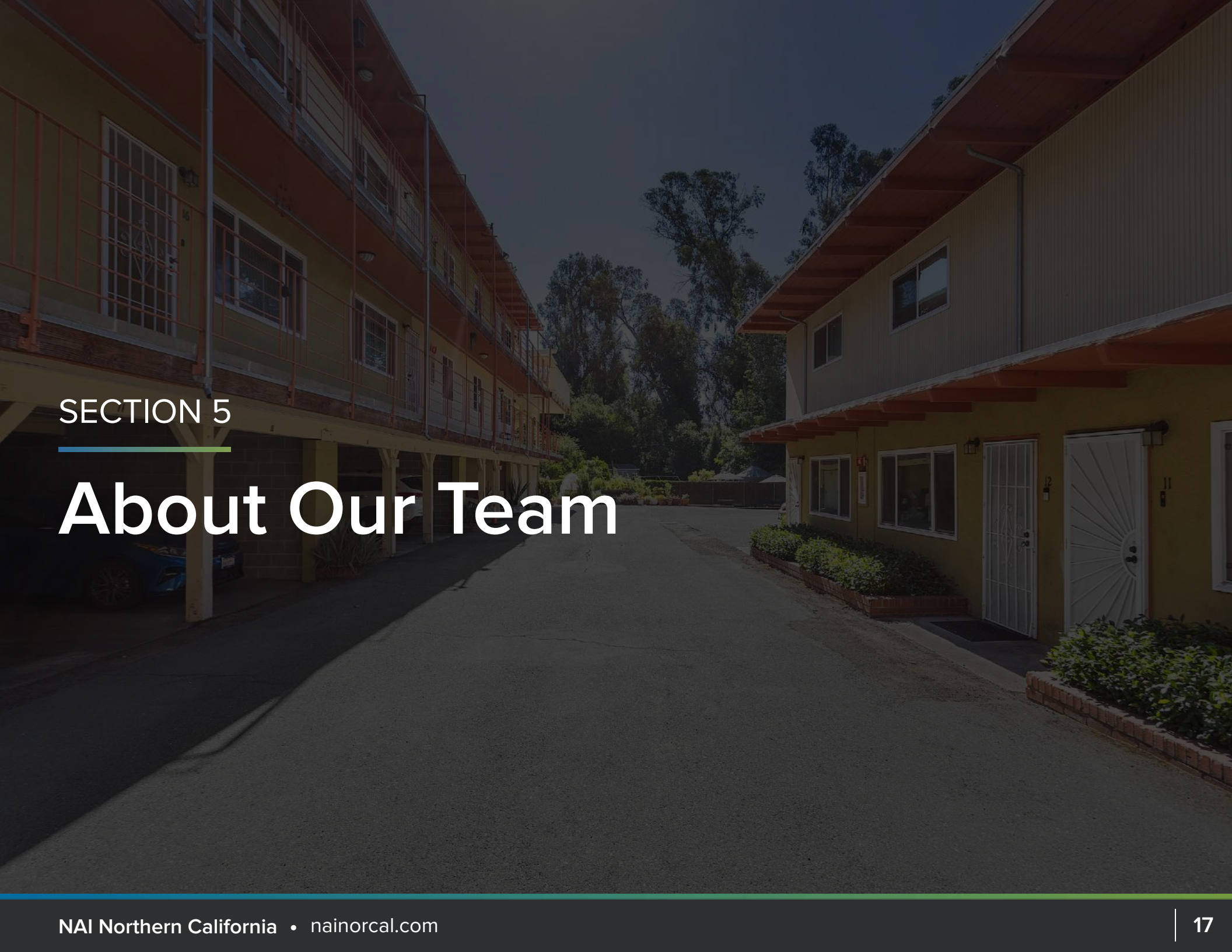
Demographics Map & Report

Population	1 Mile	5 Miles	10 Miles
Total Population	26	1,464	35,520
Average Age	38.4	41.7	35.5
Average Age (Male)	39.9	38.5	34.1
Average Age (Female)	36.1	42.6	36.2

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	10	625	12,071
# of Persons per HH	2.6	2.3	2.9
Average HH Income	\$68,956	\$81,619	\$74,217
Average House Value	\$311,335	\$374,205	\$300,683

2020 American Community Survey (ACS)





SECTION 5

About Our Team



Kent Mitchell

Senior Vice President

O: 510.919.4919

C:

kent@nainorcal.com

CalDRE #01784628

Education

University of California
Berkeley - BAEastern
Theological Seminary -
MASeveral Leadership
Training Courses and
Programs

Professional Background

Kent Mitchell is Senior Vice President of NAI Northern California with over seventeen years' experience in the Oakland Berkeley and regional Bay Area multifamily office and retail markets. A graduate of the University of California Berkeley Kent is a California Real Estate Broker who began his own real estate investment career purchasing a four-plex in the 1990s followed by larger partnership acquisitions. Kent has represented clients and partners in commercial transactions ranging in size from under \$2 million to over \$60 million. As a broker and investor Kent has facilitated various aspects of purchase finance management capitalization improvement refinance and sale of well over \$100 million in regional and international commercial real estate. Kent facilitates transactions throughout the Bay Area applying his deep knowledge of rent control in core Bay Area cities and his expertise in capitalization strategies to help buyers and sellers locate the right opportunities and obtain the best pricing in their real estate purchase and sales.

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

48 Units, 237-263 41st St, Oakland | \$11,650,000

88 Units, 4939 Marconi Ave, Sacramento | \$11,725,000



Tim Warren

Senior Vice President

O: 510.336.4719
C: 707.363.2463
twarren@nainorcal.com
CalDRE #02008347

Professional Background

Tim Warren, Senior Vice President of NAI Northern California, is a top-producing East Bay agent completing more than \$200M in commercial real estate transactions within the last 24 months. 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.

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
12 Units, 410 Evelyn Ave, Albany | \$4,500,000
6 Units, 989-991 Vermont St, Oakland | \$1,940,000
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



Randell Silva

Senior Investment
Advisor

O: 510.244.4667
C: 209.740.1251
rsilva@nainorcal.com
CalDRE #02064884

Professional Background

Randell Silva is a knowledgeable, motivated, and results-driven Investment Advisor specializing in the sale of multifamily properties throughout the East Bay. With over 7 years of commercial real estate experience, Randell is a key member of the Mitchell Warren Team at NAI Northern California, where he has helped facilitate transactions contributing to over \$300 million in total team transaction volume.

Randell brings a strong foundation in negotiation, underwriting, and client advocacy, paired with over a decade of prior customer-facing experience that ensures a smooth, transparent transaction process from start to finish. His entrepreneurial background, having founded and operated Delta Computer Service for over seven years, has shaped his disciplined, solution-oriented approach to business and deal execution.

Leveraging NAI Northern California's best-in-class research, marketing, and technology platforms, along with guidance from seasoned mentors, Randell delivers measurable results for property owners and investors. He also provides added value by effectively facilitating transactions across Hispanic cultural and language barriers, helping clients navigate complex deals with confidence and clarity.

Recent Transactions

41 Units, 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

O: 510.778.4141
abeeri@nainorcal.com
CalDRE #02121953

Education

University of California,
Santa Barbara

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

9 units, 1635 Martin Luther King Jr Way, Berkeley I \$5,350,000

6 Units, 1675 Euclid Ave, Berkeley I \$3,925,000

6 units, 2030 Cedar St, Berkeley I \$1,300,000

29 Units, 765 Rand Ave, Oakland I \$8,200,000

33 Units, 175 Santa Rosa Ave, Oakland I \$7,700,000

8 Units, 1610 Milvia St, Berkeley I \$3,500,000

16 Units, 1940 Lakeshore Ave, Oakland I \$4,250,000

29 Units, 4827 Appian Way, El Sobrante I \$7,200,000

8 Units, 83 Glen Ave, Oakland I \$1,500,000

12 Units, 85 Glen Ave, Oakland I \$2,230,000

8 Units, 2180 Ashby Ave, Berkeley I \$2,060,000

6 Units, 2435 9th St, Berkeley I \$1,600,000

31 Units, 671 Vernon St, Oakland I \$6,650,000



NAI Northern California
GLOBAL REACH. LOCAL EXPERTISE.

Oakland
1901 Harrison St, #1100
Oakland, CA 94612

San Francisco
1 Embarcadero Center, Suite 1200
San Francisco, CA 94111

San Jose
99 S Almaden Blvd, #600
San Jose, CA 95113