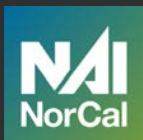




274 14th Street

OAKLAND, CA 94612



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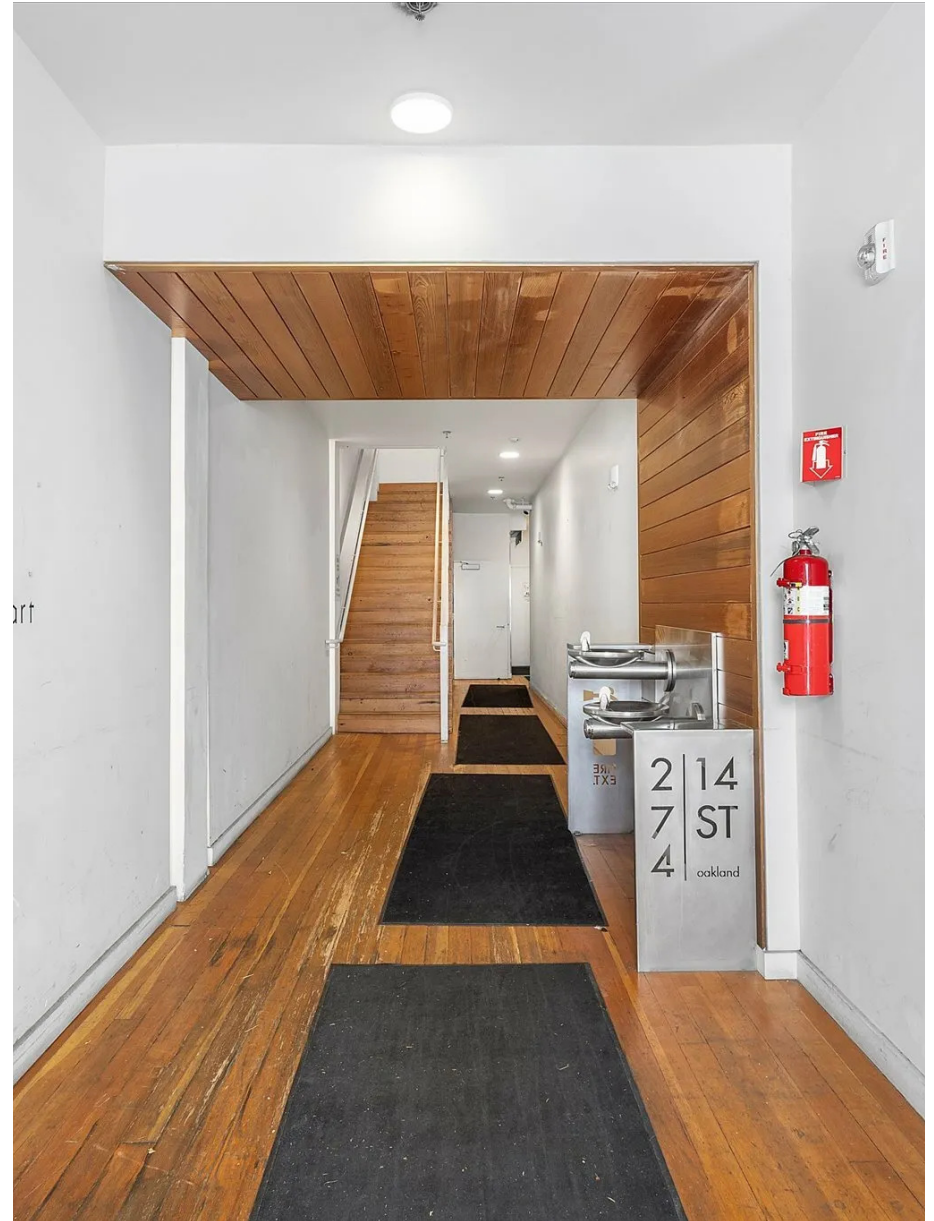
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SECTION 1

Property Information

Executive Summary

SALE PRICE
\$3,595,000

BUILDING SIZE
14,900 SF

STABILIZED CAP RATE
9.66%

Other Details

Offering Price:	\$3,595,000
Price / SF:	\$241.28
Number of Floors:	4
Stabilized NOI:	\$347,336
Stabilized Cap Rate:	9.66%
Building Size:	14,900 SF
Lot Size:	4,900 SF
Year Built:	1925 / 2018

Property Highlights

- Reconstructed from the studs while preserving the original historic façade, delivering the quality and functionality of new construction.
- Over \$8 million all-in project investment, including the acquisition and comprehensive redevelopment of the property.
- Thoughtfully designed mixed-use asset featuring ground-floor retail, professional office suites, four loft-style residential units, and a lower-level commercial kitchen.
- Extensive capital improvements including a new roof, all-new electrical and plumbing systems, and new building components and interior finishes throughout.
- Prime Downtown Oakland location within walking distance of Uptown, City Center, Broadway, Frank H. Ogawa Plaza, and two BART stations.
- Turnkey investment opportunity with a diverse income stream and minimal anticipated near-term capital expenditure requirements.

Property Description



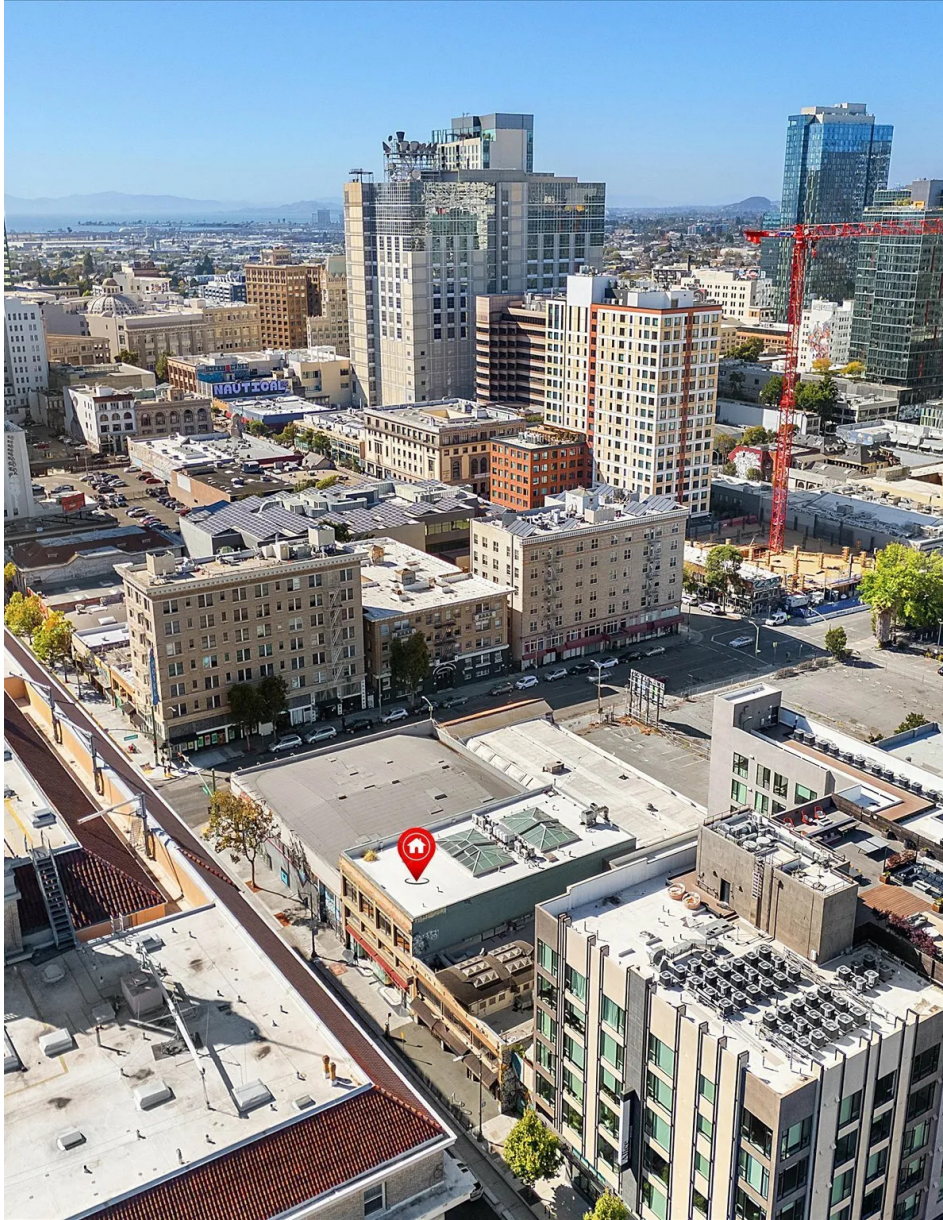
Property Description

The Mitchell Warren Team is pleased to present 274 14th Street, a redeveloped mixed-use investment opportunity in the heart of Downtown Oakland. While preserving its distinctive historic façade, the property was reconstructed from the studs, resulting in an asset that offers the quality and functionality of new construction. Representing an all-in investment of over \$8 million, the redevelopment included a new roof, all-new electrical and plumbing systems, and new building components and interior finishes. The property features a thoughtfully designed mix of ground-floor commercial space, professional office suites, four loft-style residential units, and a lower-level commercial kitchen occupied by an established catering business. Combining the character of a restored historic exterior with the reliability and efficiency of a fully modernized building, 274 14th Street presents a rare opportunity to acquire a turnkey mixed-use asset in one of Downtown Oakland's most dynamic corridors.

Location Description

274 14th Street is ideally located in the heart of Downtown Oakland, within walking distance of Frank H. Ogawa Plaza, Uptown, City Center, and the vibrant Broadway corridor, offering immediate access to premier dining, retail, entertainment, and cultural amenities. The property also benefits from excellent regional connectivity via the 12th Street and 19th Street BART stations, AC Transit, and Interstates 880, 980, and 580. Surrounded by government offices, major employers, and ongoing investment, 274 14th Street is well positioned in one of the East Bay's most dynamic urban markets.

Additional Photos

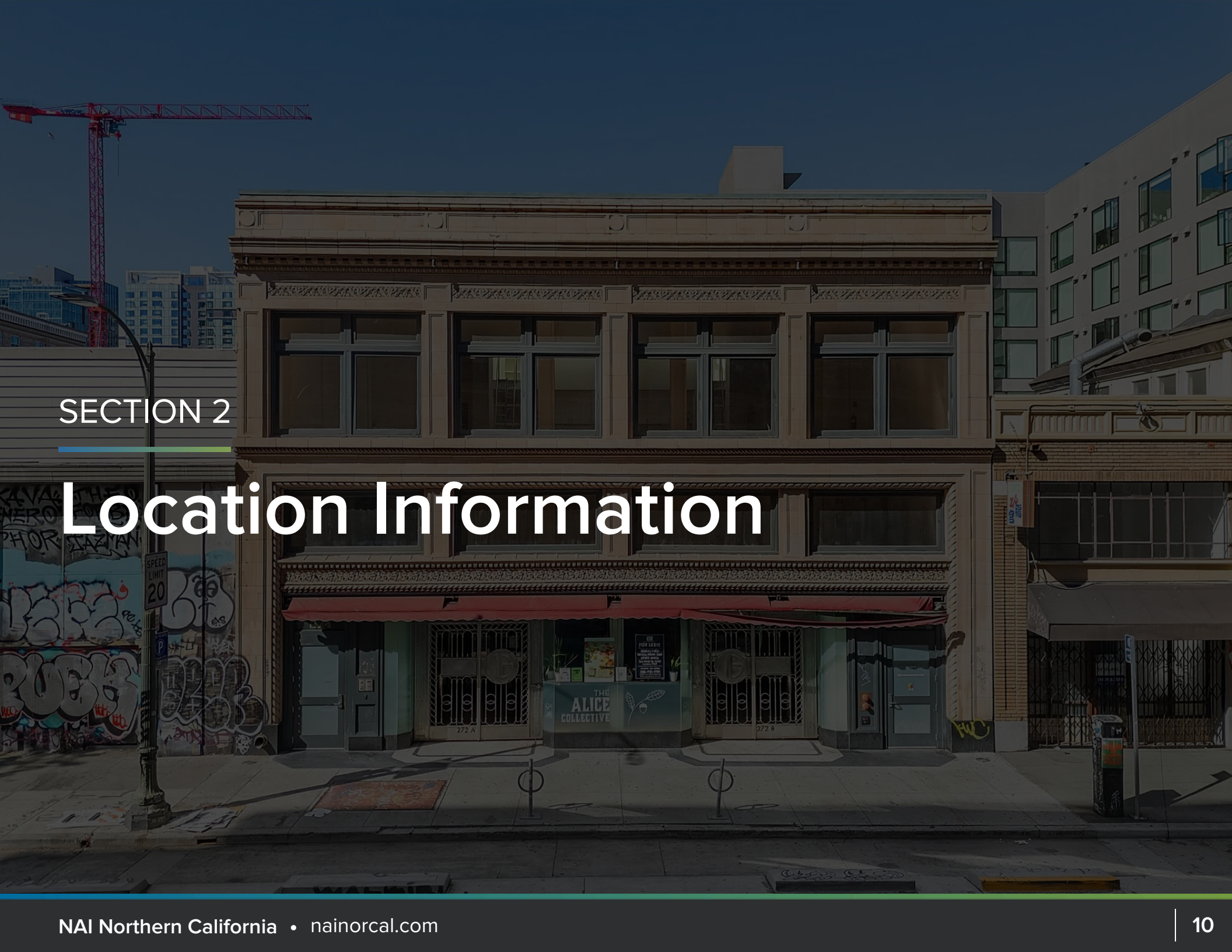


Additional Photos



Additional Photos

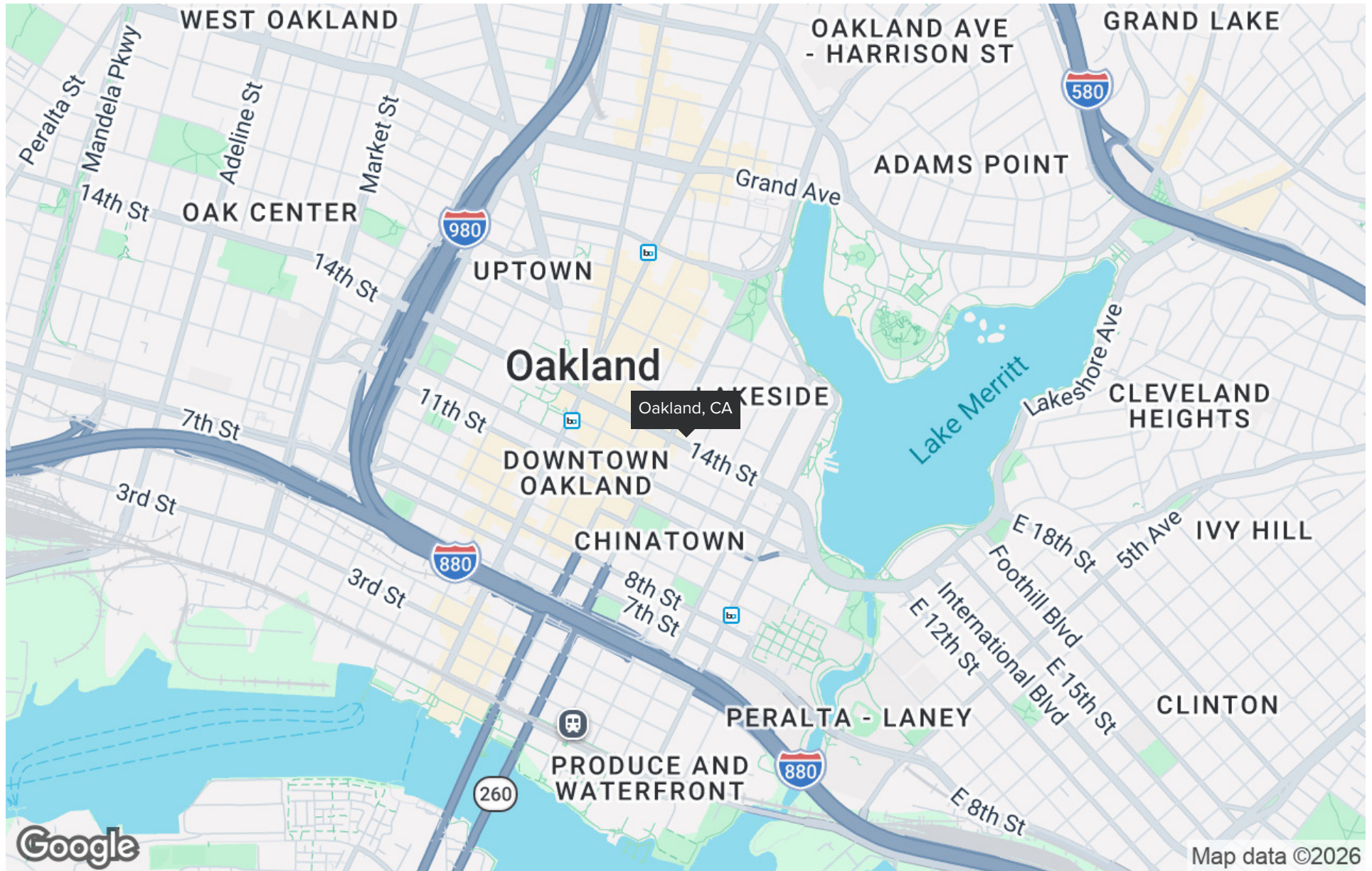


The background image shows a street scene. On the left, a red construction crane is visible against a clear blue sky. In the foreground, a street sign on a pole indicates a speed limit of 20. To the right of the sign is a wall covered in colorful graffiti. The main focus is a two-story building with a light-colored facade and decorative architectural details. The ground floor has a storefront with a red awning and a sign that reads 'THE ALICE COLLECTIVE'. The second floor has four large windows. To the right of the main building, a modern multi-story building with many windows is partially visible.

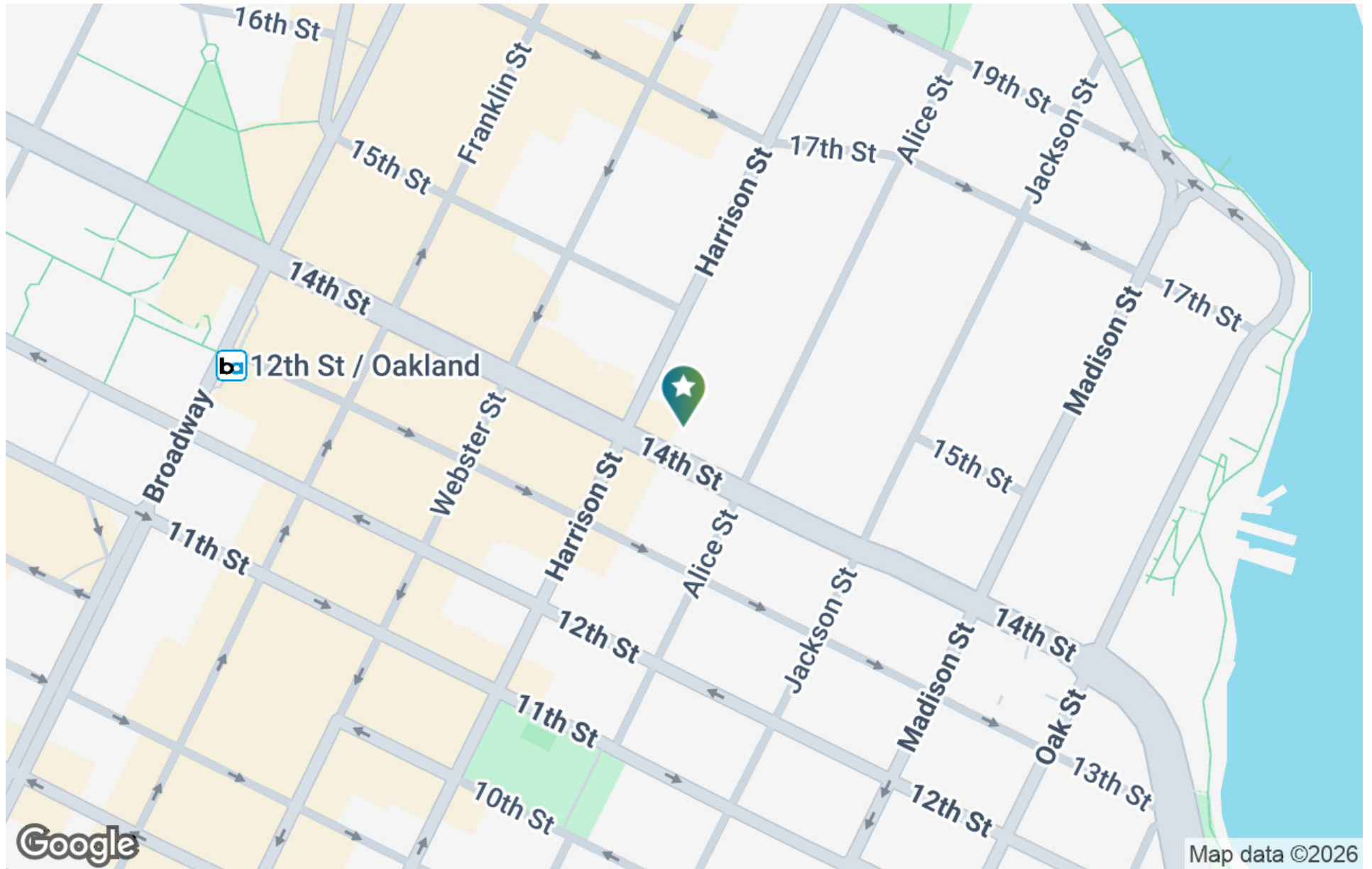
SECTION 2

Location Information

Regional Map



Location Map



SECTION 3

Financial Analysis

Stabilized Financial Summary

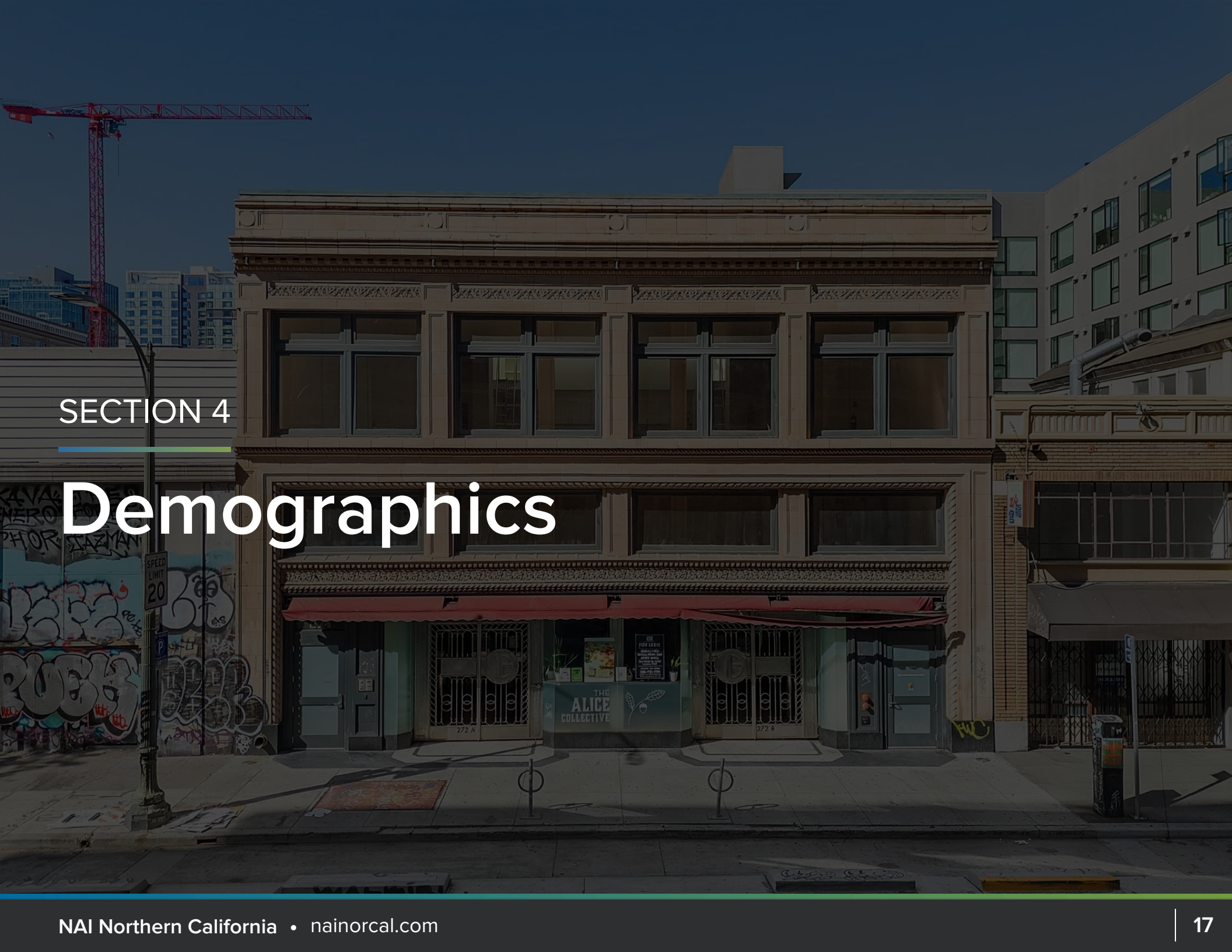
Investment Overview	Current
Price	\$3,595,000
CAP Rate	9.66%
Cash-on-Cash Return (yr 1)	14.53 %
Total Return (yr 1)	\$184,366
Operating Data	Current
Total Scheduled Income	\$484,524
Vacancy Cost	\$24,226
Gross Income	\$460,297
Operating Expenses	\$112,960
Net Operating Income	\$347,336
Pre-Tax Cash Flow	\$156,199
Financing Data	Current
Down Payment	\$1,075,000
Loan Amount	\$2,520,000
Interest Rate	6.5%
Debt Service	\$191,137
Debt Service Monthly	\$15,928
Principal Reduction (yr 1)	\$28,166

Rent Roll

Unit Number	Unit Size (SF)	Current Rent	Current Rent (Per SF)	Market Rent	Market Rent/SF	Notes
Basement Kitchen	3,150	\$18,000	\$5.71	\$18,900	\$6.00	
First Floor Retail	2,324	\$5,500	\$2.37	\$6,972	\$3.00	
Mezzanine #201	1,577	\$2,366	\$1.50	\$2,366	\$1.50	Vacant
Mezzanine #202	1,287	\$1,931	\$1.50	\$1,931	\$1.50	Vacant
Loft #301	1,638	\$3,395	\$2.07	\$3,395	\$2.07	Vacant
Loft #302	1,628	\$3,395	\$2.09	\$3,395	\$2.09	Vacant
Loft #303	963	\$2,895	\$3.01	\$2,895	\$3.01	Vacant
Loft #304	963	\$2,895	\$3.01	\$2,895	\$3.01	Vacant
Totals/Averages	13,530	\$40,377	\$2.98	\$42,749	\$2.77	

Income & Expenses

Income Summary		Current	Per SF
Gross Income		\$460,297	\$30.89
Fixed Expenses	% Of Gross Income	Current	Per SF
Property Tax (1.2779%)	10.0%	\$45,940	\$3.08
Special Assessments (25-26 Actual)	2.5%	\$11,437	\$0.77
Insurance (Est \$1.00/SF)	3.2%	\$14,900	\$1.00
Total	15.7%	\$72,277	\$4.85
Operational Expenses	% Of Gross Income	Current	Per SF
Maintenance (Est \$750/Res Unit)	0.7%	\$3,000	\$0.20
Electricity & Gas (Est \$0.25/SF)	1.6%	\$7,450	\$0.50
Water & Sewer (Est \$650/Res Unit)	0.6%	\$2,600	\$0.17
Refuse (Est \$700/Res Unit)	0.6%	\$2,800	\$0.19
Business License (1.395% Gross)	1.4%	\$6,421	\$0.43
Management (Est 4% Gross)	4.0%	\$18,411	\$1.24
Total	8.8%	\$40,683	\$2.73
Gross Expenses	24.5%	\$112,960	\$7.58
Net Operating Income	75.5%	\$347,336	\$23.31

The background image shows a city street scene. On the left, a red construction crane is visible against a clear blue sky. In the foreground, a historic two-story building with a light-colored facade and multiple windows is the central focus. The ground floor of this building has a red awning and a sign that reads "THE ALICE COLLECTIVE". To the left of the historic building, there is a wall covered in graffiti. To the right, a modern multi-story building with many windows is partially visible. A street sign with a speed limit of 20 is on the left. The overall scene is captured in a slightly desaturated, artistic style.

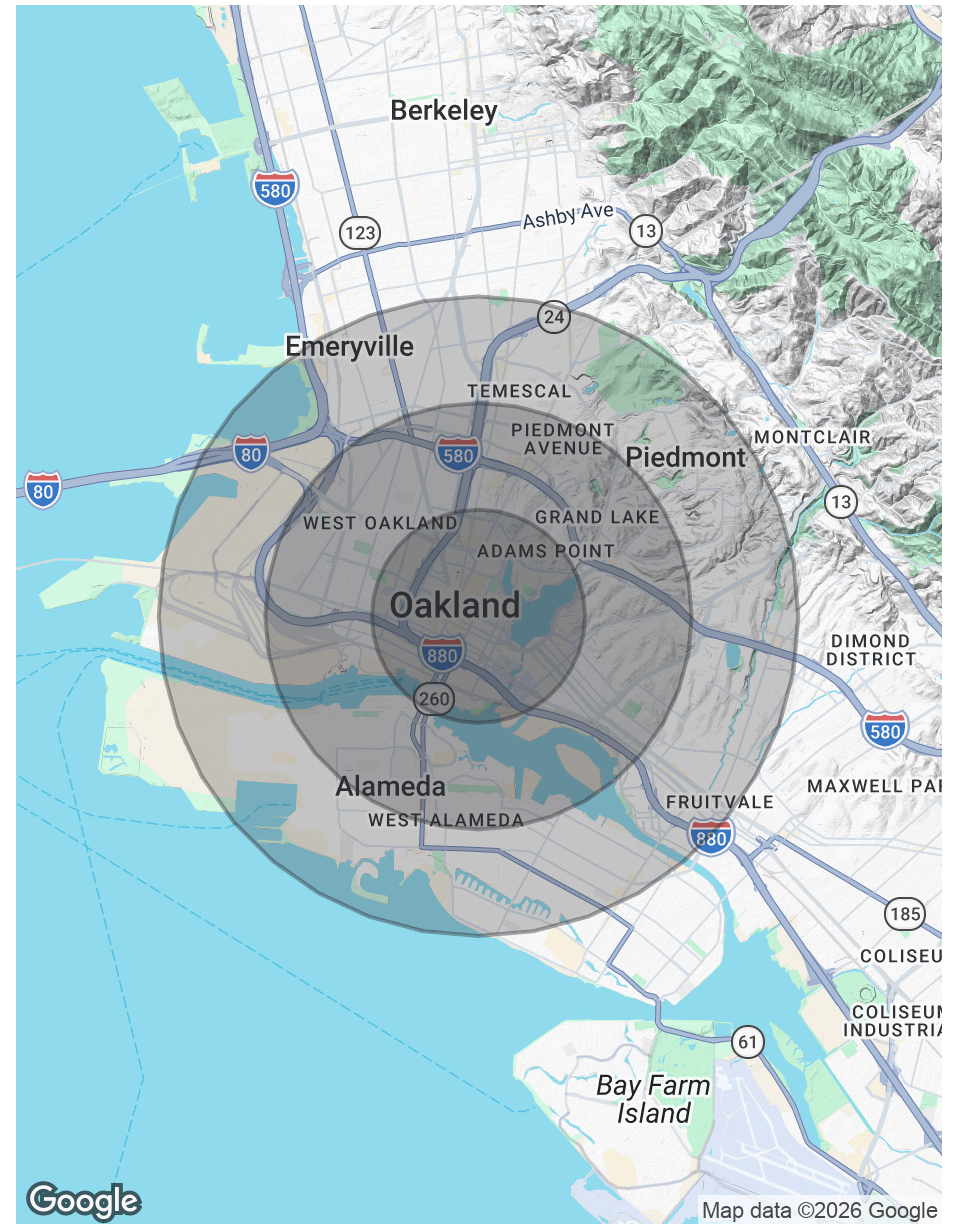
SECTION 4

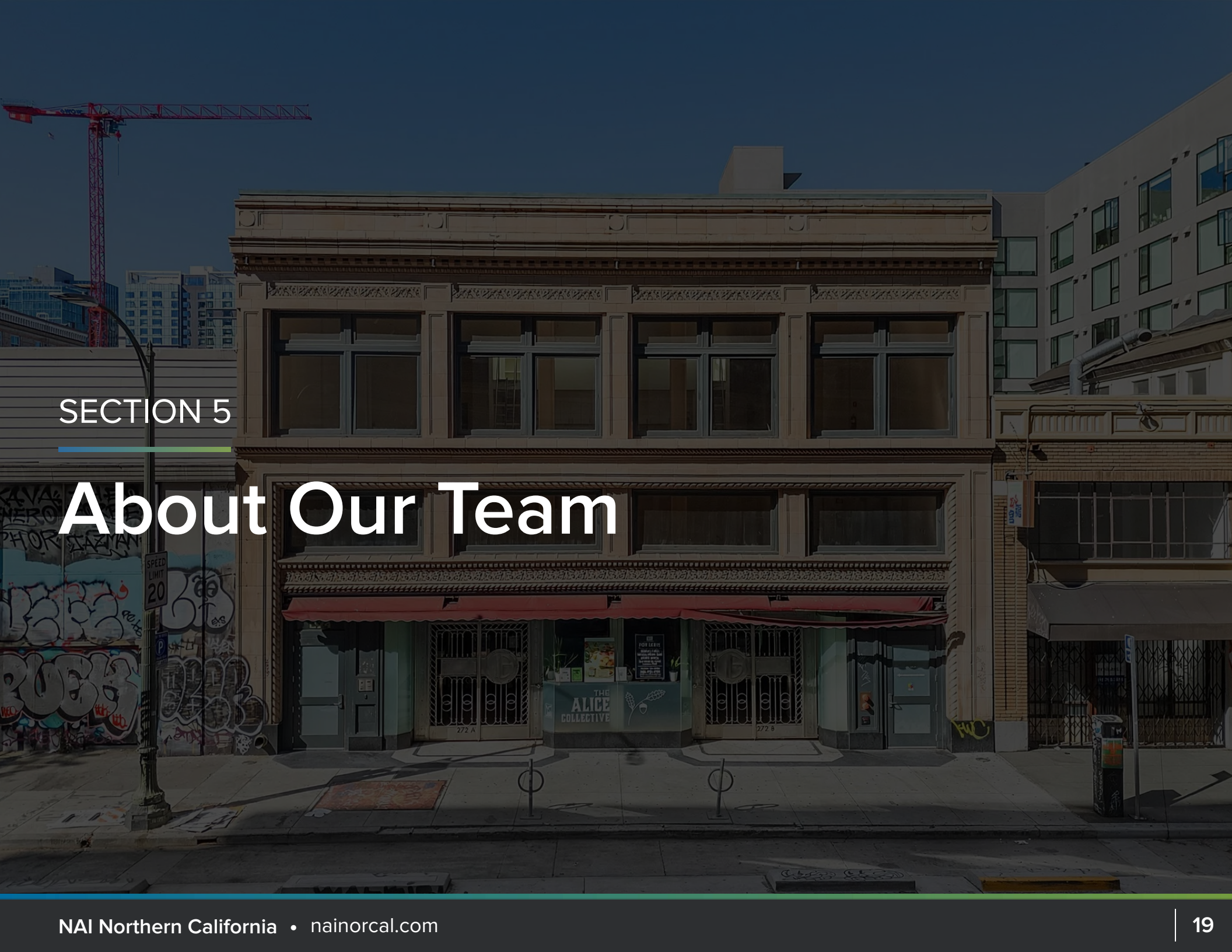
Demographics

Demographics Map & Report

Population	1 Mile	2 Miles	3 Miles
Total Population	33,930	129,064	248,676
Average Age	40.9	37.9	37.2
Average Age (Male)	40.0	37.1	36.6
Average Age (Female)	41.3	38.4	37.7
Households & Income	1 Mile	2 Miles	3 Miles
Total Households	19,253	65,024	114,274
# of Persons per HH	1.8	2.0	2.2
Average HH Income	\$51,757	\$59,134	\$69,692
Average House Value	\$462,432	\$513,187	\$610,711

2020 American Community Survey (ACS)



The background image shows a city street scene. On the left, a red construction crane is visible against a clear blue sky. In the foreground, a historic, light-colored building with multiple windows and a red awning over the entrance is the central focus. The entrance has a sign that reads "THE ALICE COLLECTIVE". To the left of the building, there is a wall covered in graffiti and a street sign that says "SPEED LIMIT 20". To the right, a modern multi-story building with many windows is partially visible. The overall scene is captured in a slightly desaturated, artistic style.

SECTION 5

About Our Team



Kent Mitchell

Senior Vice President

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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

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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



NAI Northern California
GLOBAL REACH. LOCAL EXPERTISE.

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