515 EAST 11TH STREET

Oakland, CA 94606

Multifamily Investment Opportunity

Offering Memorandum

Contact Broker For Pricing

MATTHEWS™

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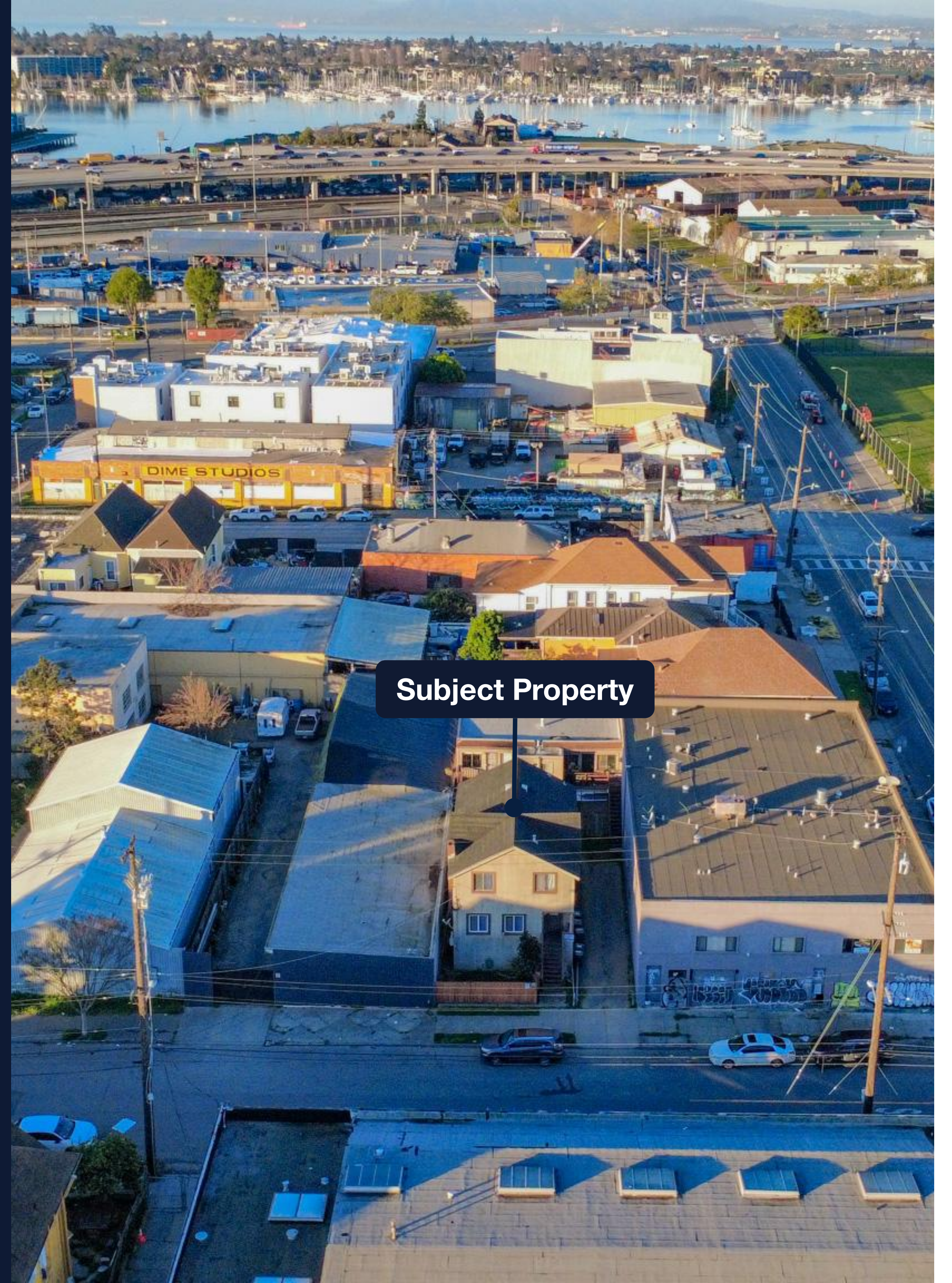

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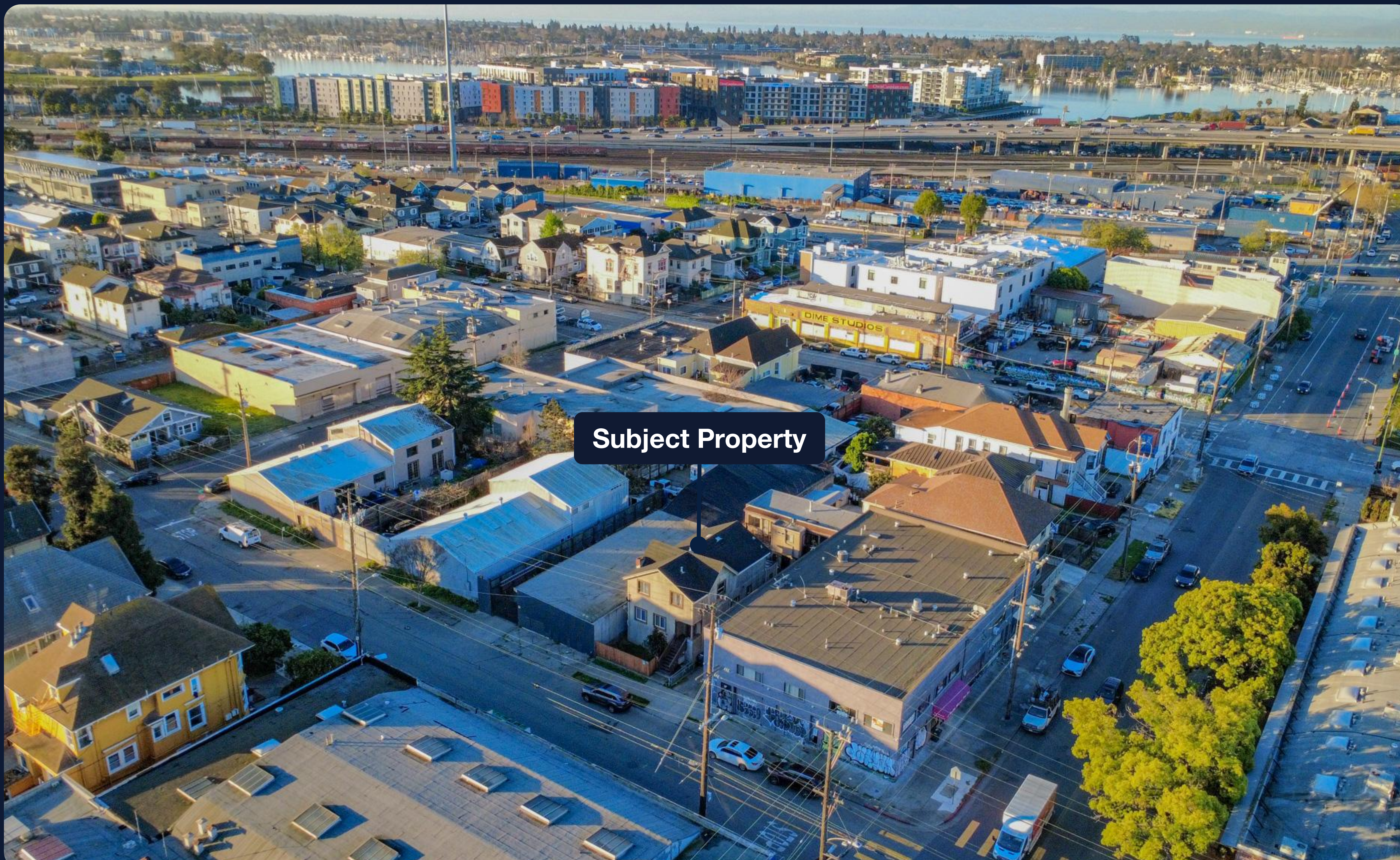
Oakland, CA 94606



EXECUTIVE SUMMARY

515 E 11th St Oakland, CA 94606	**5** Total Units	**±636 SF** Avg SF Per Unit	**±3,180 SF** Building Size

Deal Highlights

Upside with 1 vacant unit and below market rents

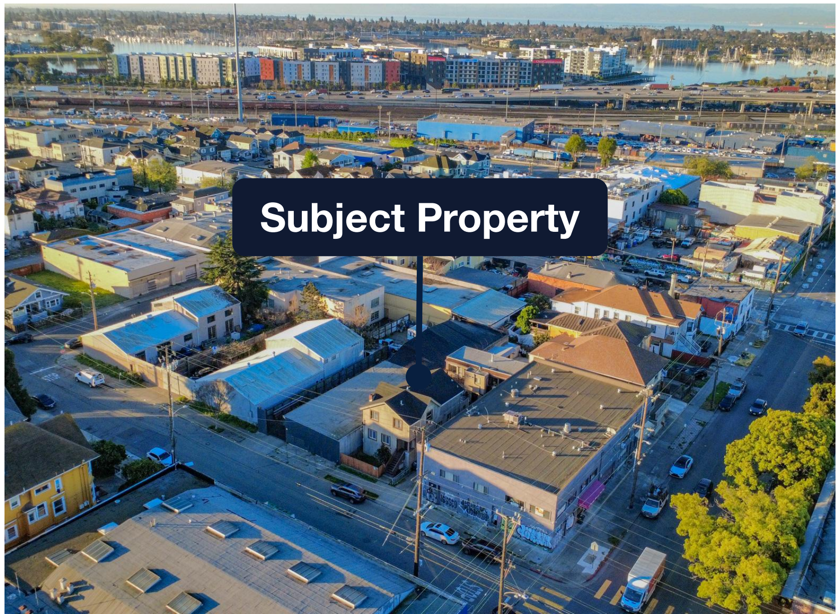
Opportunity to decrease expenses through RUBS

Located a short walk from Laney College which enrolls roughly 17,000 students

Low price point allowing a lower barrier of entry for first time owners

[Link to Property Video]

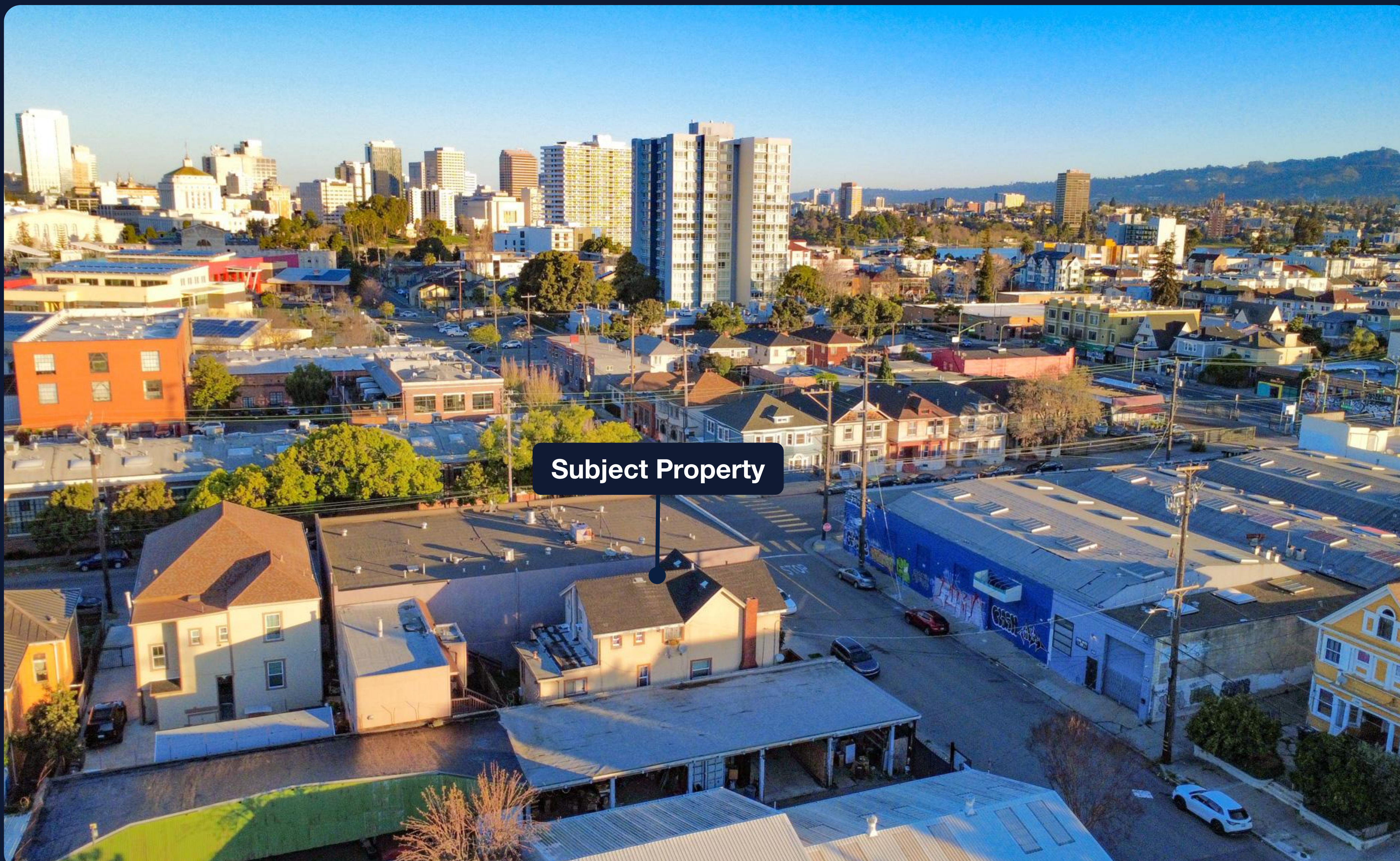
PROPERTY PHOTOS




KAISER PERMANENTE
Headquarters
NW
Downtown Oakland
±1.2 Miles Away
PG&E
Headquarters
THE GARDENS AT LAKE MERRITT
WHOLE FOODS MARKET
HENRY J. KAISER CENTER FOR THE ARTS
Lake Merritt
±0.5 Miles Away
Laney College
±17,000 Students
±0.6 Miles Away
Subject Property


Kaiser Permanente Oakland
±349 Beds
SPROUTS FARMERS MARKET
enterprise
GROCERY OUTLET bargain market
SAFEWAY
Piedmont High School
±1,422 Students
N
580
± 207,000 VPD
WHOLE FOODS MARKET
PARAMOUNT
CELEBRATING 90 YEARS · EST. 1931
THEATRE · OAKLAND
GRAND LAKE THEATRE
Lakeshore
Adams Point
± 134,000 VPD
KAISER PERMANENTE
Headquarters
Oakland High School
±1,531 Students
980
FOX OAKLAND
THE GARDENS AT LAKE MERRITT
PG&E
Headquarters
Downtown Oakland
±1.2 Miles Away
TRADER JOE'S
Lake Merritt
±0.5 Miles Away
Cleveland Heights
580
Highland Hospital
±236 Beds
12th St BART Station
±4,900 Riders/Weekday
Laney College
±17,000 Students
±0.6 Miles Away
880
± 230,000 VPD
Subject Property
Bella Vista Elementary
±285 Students
Lake Merritt BART Station
±2,700 Riders/Weekday
Clinton
Port of Oakland
±1.6 Miles Away
880

FINANCIAL OVERVIEW



FINANCIAL SUMMARY

Contact Broker For Pricing

Unit Mix

Total Units	Unit Mix	Unit Mix %	Avg. Square Feet	Current Avg. Rent PSF	Current Avg. Rent	Market Avg. Rent	Market Rent PSF	Current Max Rent	Total Current Monthly Rent	Market Monthly Rent
2	Studio	40%	636	$2.26	$1,438	$2,067	$3.25	$1,500	$2,875	$4,134
1	1+1*	20%	636	$3.46	$2,198	$2,198	$3.46	$2,198	$2,198	$2,198
2	2+1	40%	636	$1.49	$948	$2,321	$3.65	$1,079	$1,895	$4,642
5	**Average**		**636**	**$2.19**	**$1,394**	**$2,195**	**$3.45**	**$1,471**	**$6,968**	**$10,974**
	Total		**3,180**	**$10.96**	**$6,968**	**$10,974**	**$17.25**	**$12,595**	**$83,618**	**$131,688**

*Vacant

FINANCIAL SUMMARY

Annual Operating Summary

	Pro Forma Estimates	Current	Per Unit	Market	Per Unit
Gross Potential Rent		$83,618	Current Rent	$131,688	57% Upside
Less Vacancy	-3.0%	-$2,509	-3.0%	-$3,951	-3.0%
Gross Operating Income		**$81,110**		**$127,737**	
Expenses		$39,654	47.42%	$41,519	31.53%
Net Operating Income		**$41,456**	**$8,291**	**$86,218**	**$17,244**

Pro Forma Annual Operating Summary

	Pro Forma Estimates		Current	Per Unit	Market	Per Unit	% of SGI
Real Estate Taxes	1.2779%	of Purchase Price	$8,881	$1,776	$8,881	$1,776	6.7%
Property Management Fee	4.0%	x GOI	$3,244	$649	$5,109	$1,022	3.9%
Insurance	1,000	Per Unit	$5,000	$1,000	$5,000	$1,000	3.8%
Turnover	100	Per Unit	$500	$100	$500	$100	0.4%
Repairs & Maintenance	200	Per Unit	$1,000	$200	$1,000	$200	0.8%
Other Utilities/Fuel/Gas	$21,028	Total	$21,028	$4,206	$21,028	$4,206	16.0%
Total Expenses			**$39,654**	**$7,931**	**$41,519**	**$8,304**	**31.5%**

RENT ROLL

Unit Mix	Unit #	# of Units	SF	Current Rent	Current Rent/SF	Market Rent	Market Rent/SF	Loss to Lease	Upside (%)	
Studio	1	1	636	$1,500	$2.36	$2,067	$3.25	-$567	38%	Occupied
2+1	2	1	636	$1,079	$1.70	$2,321	$3.65	-$1,242	115%	Occupied
2+1	3	1	636	$816	$1.28	$2,321	$3.65	-$1,505	185%	Occupied
Studio	4	1	636	$1,375	$2.16	$2,067	$3.25	-$692	50%	Occupied
1+1	5*	1	636	$2,198	$3.46	$2,198	$3.46	$0	0%	Vacant
Totals		**5**	**3,180**	**$6,968**	**$10.96**	**$10,974**	**$3.45**	**-$4,006**	**57%**	
Averages			**636**	**$1,394**	**$2.19**	**$2,195**	**$3.45**	**-$801**		

*Vacant

MARKET OVERVIEW

515 E 11th ST
Oakland, CA 94606

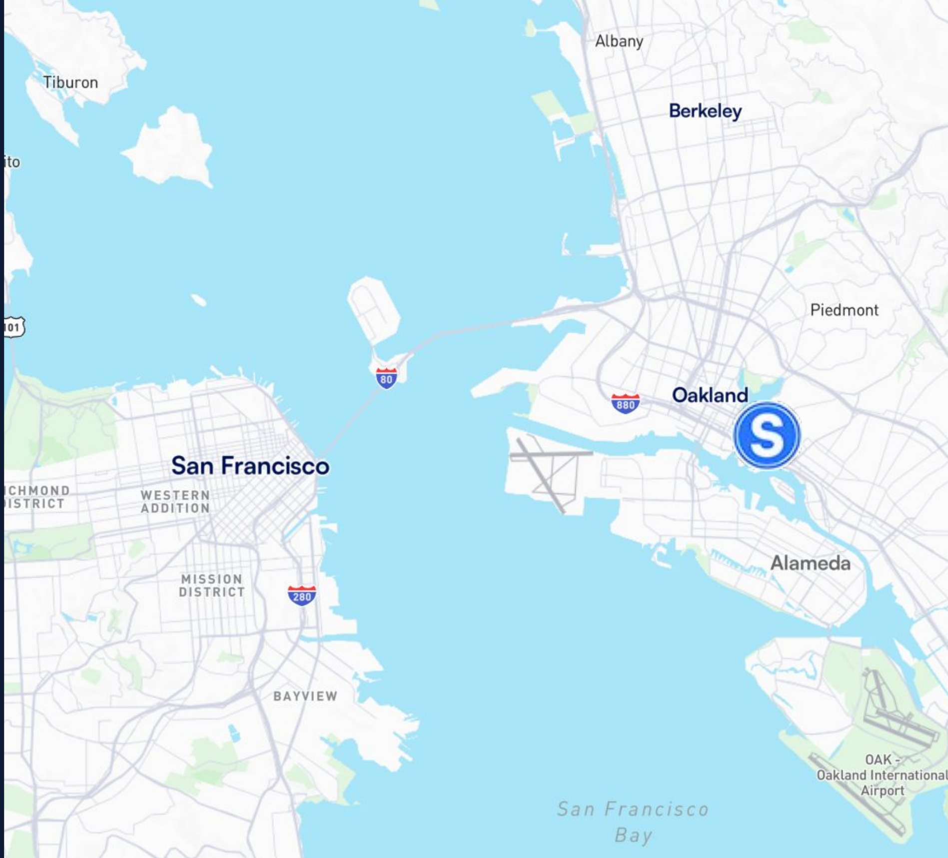
OAKLAND, CA

Neighborhood Overview | East Peralta

Positioned near East 11th Street in Oakland's East Peralta neighborhood, the area surrounding the property is an established urban residential corridor that supports a mix of historic apartment buildings, small multifamily properties, and modest single-family homes. The neighborhood is characterized by a stable renter base supported by proximity to Lake Merritt, nearby employment centers, and the city's primary commercial and transit corridors. Tree-lined streets, mid-rise apartment buildings, small multifamily communities, scattered rental homes, and neighborhood-serving businesses along nearby International Boulevard and 12th Avenue define the area's residential character. Continued property maintenance and gradual reinvestment have reinforced East Peralta's role as a practical residential location for local workers and families.

Household incomes in the surrounding trade area generally align with the regional average, supported by employment in healthcare, education, retail, professional services, and regional service industries. The neighborhood benefits from convenient access to Interstate 880, Interstate 580, and nearby employment centers in Downtown Oakland, Chinatown, and the greater East Bay, supporting commuter mobility and day-to-day convenience. Consistent demand for rental housing, limited large-scale redevelopment, and steady population growth across the Oakland and East Bay markets have contributed to dependable fundamentals for multifamily communities within the East Peralta area, positioning the submarket as a stable and supply-constrained housing option within the greater Oakland corridor.

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	49,201	317,986	511,284
Current Year Estimate	46,273	318,488	521,269
2020 Census	43,400	314,720	522,131
Growth Current Year-Five-Year	6.33%	-0.16%	-1.92%
Growth 2020-Current Year	6.62%	1.20%	-0.17%
Households	**1-Mile**	**3-Mile**	**5-Mile**
Five-Year Projection	24,749	137,789	214,911
Current Year Estimate	23,135	136,747	217,157
2020 Census	19,771	126,917	206,741
Growth Current Year-Five-Year	6.97%	0.76%	-1.03%
Growth 2020-Current Year	17.02%	7.75%	5.04%
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$120,450	$160,690	$172,271



Local Market Overview

Oakland, California is a major East Bay city within the San Francisco Bay Area and serves as both a residential hub and employment center. The city offers a diverse mix of housing, including historic neighborhoods, established multifamily districts, and mixed-use developments near major transit corridors. Oakland benefits from strong regional connectivity through BART, Interstate 580, Interstate 880, and the Port of Oakland.

The local economy is supported by employment in healthcare, logistics, education, government services, and professional industries. Major institutions such as Kaiser Permanente and the Port of Oakland provide a stable employment base.

Ongoing reinvestment in districts such as Downtown, Uptown, and Jack London Square has supported gradual urban growth. Limited housing supply across the Bay Area continues to support long-term housing demand throughout Oakland and the broader East Bay market.

Economic Drivers

Oakland's economy is supported by a diverse set of employment sectors that provide stability across business cycles. Healthcare represents one of the city's largest employment bases, anchored by major institutions such as Kaiser Permanente and Alta Bates Summit Medical Center. The Port of Oakland also serves as a major economic engine, supporting logistics, trade, and distribution jobs throughout the East Bay.

Government services and education represent additional core employment drivers, with a significant number of residents working for the City of Oakland, Alameda County, and nearby universities throughout the Bay Area. These sectors provide consistent employment and help support stable housing demand within the local market.

Oakland also benefits from its proximity to major Bay Area employment centers, including San Francisco, Berkeley, and Silicon Valley. Strong regional transit connections through BART and major interstate highways support commuter accessibility, reinforcing Oakland's role as an important residential and workforce hub within the broader Bay Area economy.

SAN FRANCISCO, CA

Total Population
836,000+

Annual Visitors
23 Million

Tourism Economic Impact
$8.8 Billion

GDP
$600+ Billion

San Francisco's human-capital-rich workforce underpins multifamily rental demand.

Prime location, combined with transit connectivity and high-wage sectors drive the city's appeal.

Economic Drivers

The metro supports a mix of tech, life sciences, hospitality and professional services, anchored by key employers and major research institutions. The property's location offers direct access to employment nodes, transit corridors and amenities that appeal to young professionals and renters.

Primary Industries

- Technology/Software
- Life sciences/biotech
- Hospitality/tourism
- Professional/business services

Top Employers

- University of California, San Francisco
- Google
- Wells Fargo
- Salesforce
- VMware

Recent Developments

- Expansion of Mission Bay campus facilities and UCSF research buildings
- Caltrain electrification and station upgrades
- Shipyard / India Basin redevelopment initiatives
- Enhancement of the Central SoMa / PIXAR adjacent campus infill
- Recent transit-oriented development approvals in Dogpatch / Eastern SoMa

Summary

San Francisco's regional economy remains both deep and diversified, with robust tiers of high-value services and innovation sectors that cushion against cyclical swings. Limited land availability and constrained permitting processes reinforce supply-side barriers, sustaining competitive tension between demand and new product delivery.

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515 East 11th Street | Oakland, CA 94606

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2. You will hold it and treat it in the strictest of confidence; and

3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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