1631 Foothill Blvd

Oakland, CA 94606

Prime Oakland Multifamily Investment Opportunity

MATTHEWS™

Exclusively Listed By

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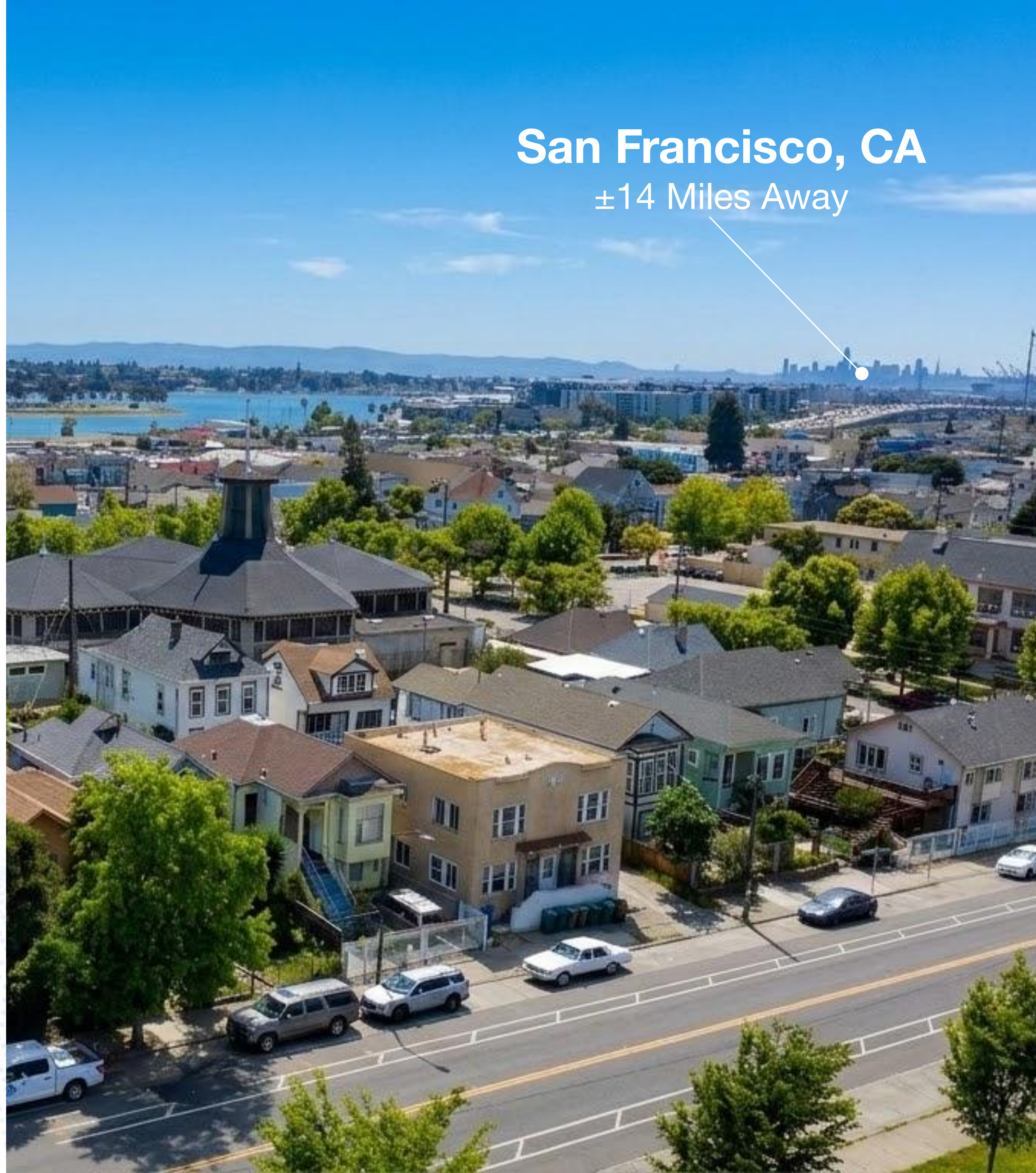

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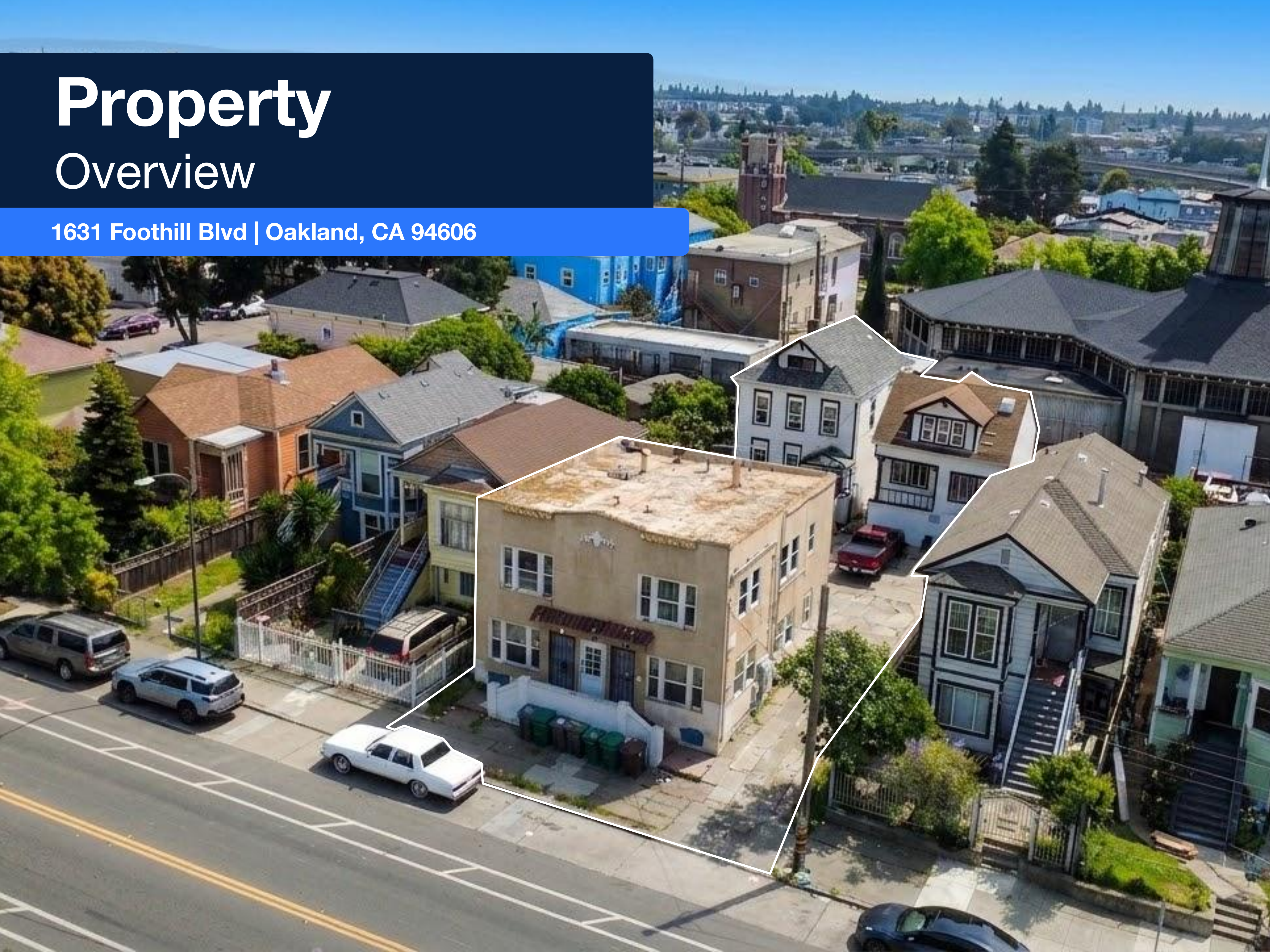


Executive Summary

1631 Foothill Blvd

Oakland, CA 94606

7
Total Units

±5,037 SF
Total Rentable SF

1912
Year Built

Investment Highlights

Prime Location
Situated directly across from San Antonio Park, widely regarded as one of Oakland's cleanest and best-maintained public parks.

Turnkey Value-Add Opportunity
7 total residential units across 3 separate structures
(1 Quadplex, 1 Duplex, and 1 Standalone Single-Family Home).

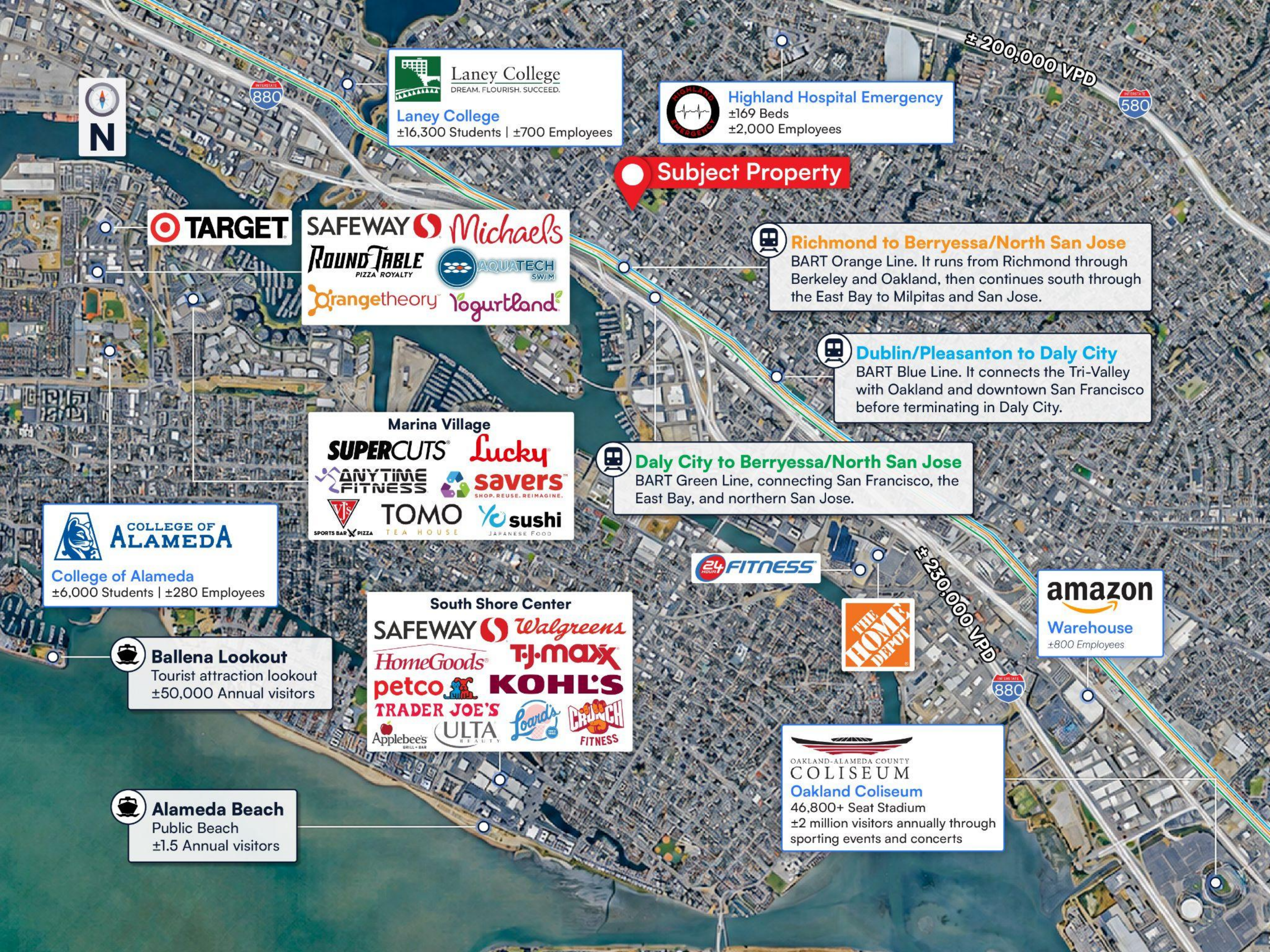
Significant Upside Potential
4 units delivered vacant, offering an immediate opportunity for market-rate leasing or strategic renovation.

Blank Canvas Single Family Home
The standalone single-family home has been taken down to the studs, providing a rare blank canvas for a full custom build-out or expansion.

Unit Optimization Potential
All existing 1-bed/1-bath units in the Quadplex feature layouts amenable to conversion into 2-bed/1-bath units to maximize rental yields.

Capital Improvement Savings
Upgraded electrical service already completed in the Quadplex, lowering immediate capital expenditure requirements.

Interior Photos



N
880
580
± 200,000 VPD
± 230,000 VPD
Laney College
DREAM. FLOURISH. SUCCEED.
Laney College
±16,300 Students | ±700 Employees
Highland Hospital Emergency
±169 Beds
±2,000 Employees
Subject Property
TARGET
SAFEWAY
Michaels
ROUND TABLE PIZZA ROYALTY
AQUATECH SWIM
orangetheory
Yogurtland
Richmond to Berryessa/North San Jose
BART Orange Line. It runs from Richmond through Berkeley and Oakland, then continues south through the East Bay to Milpitas and San Jose.
Dublin/Pleasanton to Daly City
BART Blue Line. It connects the Tri-Valley with Oakland and downtown San Francisco before terminating in Daly City.
Daly City to Berryessa/North San Jose
BART Green Line, connecting San Francisco, the East Bay, and northern San Jose.
Marina Village
SUPERCUTS
Lucky
ANYTIME FITNESS
savers SHOP. REUSE. REIMAGINE.
SPORTS BAR PIZZA
TOMO TEA HOUSE
sushi JAPANESE FOOD
COLLEGE OF ALAMEDA
College of Alameda
±6,000 Students | ±280 Employees
24 HOUR FITNESS
THE HOME DEPOT
amazon
Warehouse
±800 Employees
South Shore Center
SAFEWAY
Walgreens
HomeGoods
TJ·MAXX
petco
KOHL'S
TRADER JOE'S
Applebee's
ULTA BEAUTY
Loard's
CRUNCH FITNESS
Ballena Lookout
Tourist attraction lookout
±50,000 Annual visitors
Alameda Beach
Public Beach
±1.5 Annual visitors
OAKLAND-ALAMEDA COUNTY COLISEUM
Oakland Coliseum
46,800+ Seat Stadium
±2 million visitors annually through sporting events and concerts

Financial
Overview

1631 Foothill Blvd | Oakland, CA 94606

Financial Overview

$1,100,000	7.22%	$157,143	$218.38
List Price	Cap Rate	Price Per Unit	Price Per SF

Unit Mix

Total Units	Unit Mix	Unit Mix %	Avg. SF	Current Avg. Rent PSF	Current Avg. Rent	Market Avg. Rent	Market Rent PSF	Current Max Rent	Total Current Monthly Rent	Market Monthly Rent
4	1+1	57%	550	$2.86	$1,571	$1,909	$3.47	$1,909	$6,282	$7,636
1	2+1	14%	750	$0.95	$713	$2,274	$3.03	$713	$713	$2,274
1	3+1	14%	1,287	$2.14	$2,760	$2,760	$2.14	$2,760	$2,760	$2,760
1	3+2	14%	800	$0.85	$680	$3,529	$4.41	$680	$680	$3,529
7	**Average**		**720**	**$2.20**	**$1,491**	**$2,314**	**$3.35**	**$1,684**	**$10,435**	**$16,199**
	Total		**5,037**	**$15.37**	**$10,435**	**$16,199**	**$23.47**	**$12,626**	**$125,220**	**$194,388**

Pro Forma Comparison

Income	Current	Per Unit	Market	Per Unit
Gross Potential Rent	$125,220	Current Rent	$194,388	**55% Upside**
Less Vacancy	-$3,757	-3.0%	-$9,719	-5.0%
Gross Operating Income	**$121,463**		**$181,753**	
Expenses	**$42,019**	**33.56%**	**$44,431**	**23.20%**
Net Operating Income	**$79,444**	**$11,349**	**$137,322**	**$19,617**

Operating Expenses	Year 1 Pro Forma		Current	Per Unit	Market	Per Unit	% of SGI
Real Estate Taxes	1.2779%	% of Purchase Price	$14,057	$2,008	$14,057	$2,008	7.2%
Property Management Fee	4.0%	x GOI	$4,859	$694	$7,270	$1,039	3.7%
Insurance	*$1,000*	Per Unit	$7,000	$1,000	$7,000	$1,000	3.6%
Turnover	*$200*	Per Unit	$1,400	$200	$1,400	$200	0.7%
Repairs & Maintenance	*$500*	Per Unit	$3,500	$500	$3,500	$500	1.8%
Water/Sewer	*$3,600*	Total	$3,600	$514	$3,600	$514	1.9%
Trash Removal	*$6,204*	Total	$6,204	$886	$6,204	$886	3.2%
Reserves	*$200*	Per Unit	$1,400	$200	$1,400	$200	0.7%
Total Expenses			**$42,019**	**$6,003**	**$44,431**	**$6,347**	**22.9%**

Rent Roll

Unit Type	# of Units	SF	Current Rent	Current Rent/SF	Market Rent	Market Rent/SF
3+1	*1625	1,287	$2,760	$2.14	$2,760	$2.14
3+2	1627-A	800	$680	$0.85	$3,529	$4.41
2+1	1627-B	750	$713	$0.95	$2,274	$3.03
1+1	*1629	550	$1,909	$3.47	$1,909	$3.47
1+1	1631-A	550	$555	$1.01	$1,909	$3.47
1+1	*1631-B	550	$1,909	$3.47	$1,909	$3.47
1+1	*1633	550	$1,909	$3.47	$1,909	$3.47
Total	**7**	**5,037**	**$10,435**	**$15.37**	**$16,199**	**$3.35**
Average		**720**	**$1,491**	**$2.20**	**$2,314**	**$3.35**

*VACANT

Market
Overview

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OAKLAND, CA

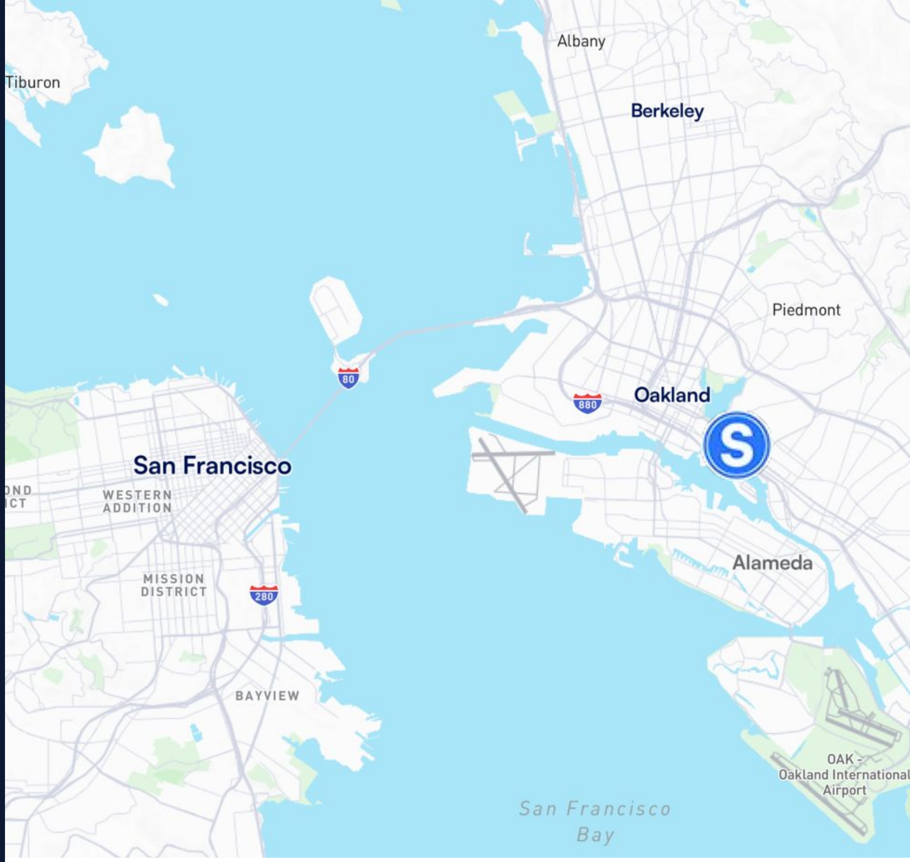
Neighborhood Overview | Clinton

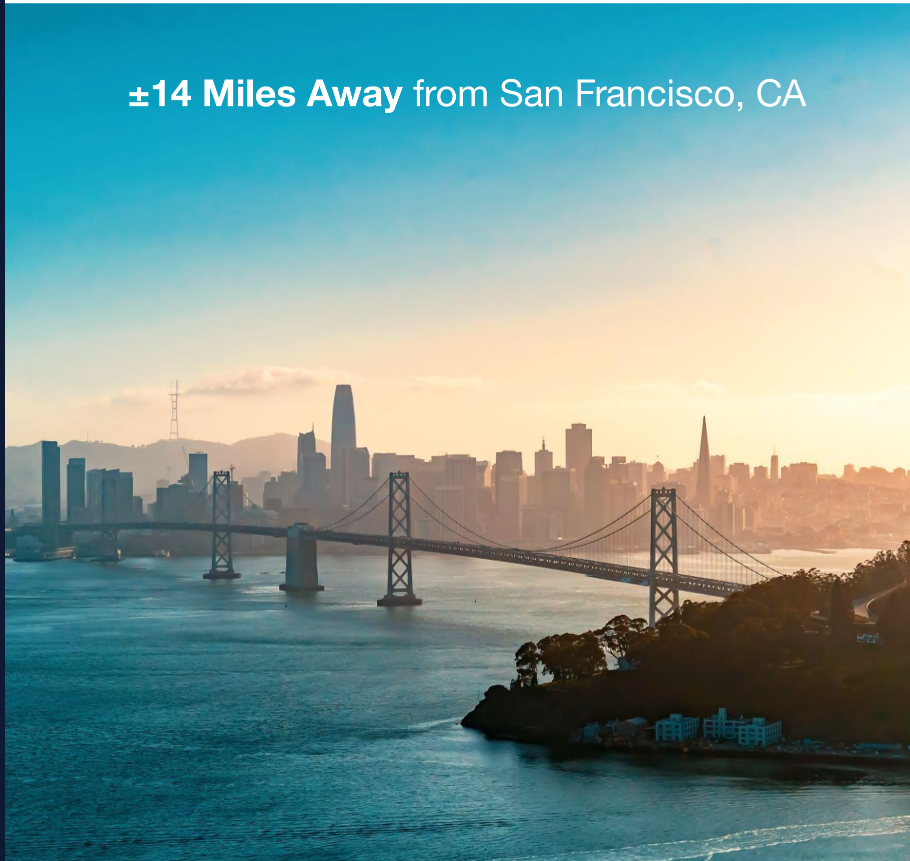
Located along Foothill Boulevard in Oakland's Clinton neighborhood, 1631 Foothill Boulevard is positioned within an established urban corridor characterized by apartment buildings, small multifamily properties, single-family residences, and neighborhood-serving businesses. The surrounding area provides residents with convenient access to grocery stores, restaurants, schools, parks, healthcare services, and other daily necessities. Nearby International Boulevard, East 12th Street, Interstate 880, and AC Transit routes provide connectivity throughout Oakland and the greater East Bay, including Downtown Oakland, Lake Merritt, Fruitvale, Alameda, and regional employment centers.

The property's central location places residents near several of Oakland's primary employment and activity hubs. Downtown Oakland supports employment across government, healthcare, education, technology, financial services, and professional industries, while nearby industrial and logistics corridors provide additional jobs throughout the region. The property is also within convenient reach of Highland Hospital, Laney College, Lake Merritt, the Fruitvale commercial district, and the broader San Francisco Bay Area employment market.

Clinton's established residential character, access to public transportation, and proximity to essential services support consistent demand for rental housing. The neighborhood offers a practical alternative to higher-cost areas of Oakland and nearby Bay Area communities while maintaining access to major job centers and transportation corridors. Limited opportunities for large-scale residential development, combined with the region's high barriers to new construction and continued need for attainable housing, strengthen the area's long-term multifamily fundamentals and position 1631 Foothill Boulevard as a well-located investment opportunity.

Population	1-Mile	3-Mile	5-Mile
2025 Population	47,858	317,195	519,564
2030 Population Projection	47,731	318,107	520,336
Households	**1-Mile**	**3-Mile**	**5-Mile**
2025 Households	17,430	128,922	204,588
2030 Household Projection	17,403	129,461	205,076
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$97,117	$131,590	$138,501





Employment

2025 Statistics

1.3M+
Total Workforce Base

1.6%
Employment Growth

Major Employer

KAISER PERMANENTE®
2,000+ Employees

#1 Employment Sector

17% Health Care & Social Assistance

Key Industries Driving Demand

Health Care
Leading Hub for Health & Wellness

Technology
Driven by Innovation & Startups

Professional Services
Accounting, Legal & Consulting Growth

Education
Strong Institutions & Research

Source: Employment, industry, and economic impact data are compiled from the U.S. Bureau of Labor Statistics (BLS), U.S. Census Bureau, California Employment Development Department (EDD), Port of Oakland, Oakland International Airport, and publicly available company information. Figures are the most recent available at the time of publication and are subject to change.

Corporate Tech Presence

Employees in Greater Oakland

Google	3,000+ Employees
KAISER PERMANENTE®	2,000+ Employees
Clover Health	1,500+ Employees
PayPal	1,000+ Employees
salesforce.org	1,000+ Employees

Oakland International Airport

12,000+ Jobs Supported

#5 Bay Area Airport
13.7M+ Passengers Annually

Port of Oakland

81,000+ Jobs Supported

$90B+ 5th Busiest Container Port in the U.S.

Oakland, California

Why The San Francisco MSA Drives Oakland Multifamily Demand

Regional Economic Engine
Oakland is strategically positioned within the San Francisco MSA, benefiting from one of the nation's strongest concentrations of technology, finance, life sciences, and professional services employment.

Exceptional Regional Connectivity
Oakland offers direct access to major Bay Area employment centers through BART, regional highways, ferry service, and proximity to San Francisco International and Oakland International Airports.

Demand Driven by Housing Affordability
High home prices and limited housing supply in San Francisco continue to push renters toward Oakland, supporting consistent multifamily demand and a deep tenant pool.

Strong Long-Term Investment Fundamentals
Constrained new housing supply, sustained job growth, and Oakland's attractive relative affordability create favorable conditions for long-term occupancy, rent growth, and value appreciation.

Confidentiality Agreement & Disclaimer

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 1631 Foothill Blvd Oakland, CA 94606 (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;

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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Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

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.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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