

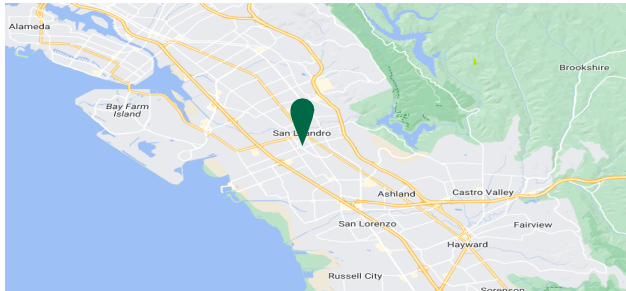
COMPARABLES



Washington & William, San Leandro



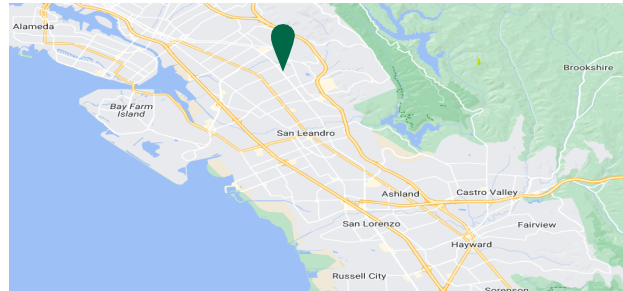
Sale Price:	\$3,950,000
Units:	8
Price/Unit	\$275,000
Building Size:	8,062 SF
Price/SF:	
Cap Rate:	4.30%
Sale Date:	N/A



2023 80th Ave, Oakland



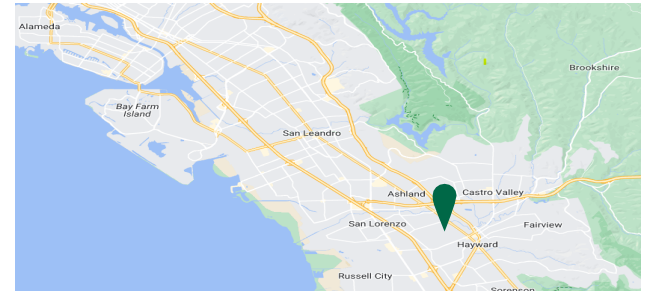
Sale Price:	\$1,075,000
Units:	5
Price/Unit	\$215,000
Building Size:	4,140 SF
Price/SF:	\$259.66
Cap Rate:	7.90%
Sale Date:	7/26/23



21925-21933 Vallejo St, Hayward



Sale Price:	\$1,658,000
Units:	5
Price/Unit	\$331,600
Building Size:	9,780 SF
Price/SF:	\$169.53
Cap Rate:	4.42%
Sale Date:	5/15/23



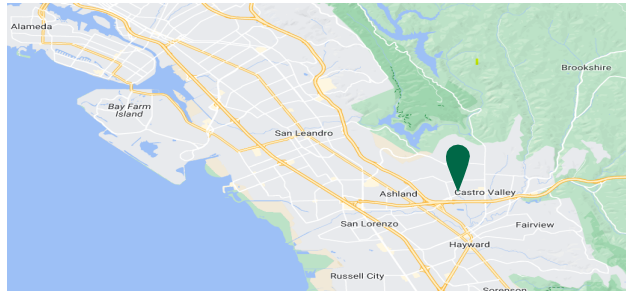
COMPARABLES

3

2541 Denning Ct, Castro Valley



Sale Price:	\$1,275,000
Units:	4
Price/Unit	\$318,750
Building Size:	5,614
Price/SF:	\$227.11
Cap Rate:	4.36%
Sale Date:	1/3/23

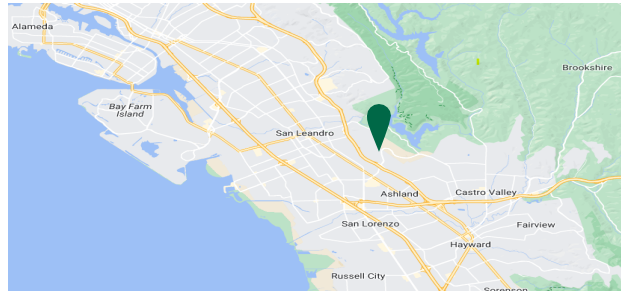


1

14875 Saturn Dr, San Leandro



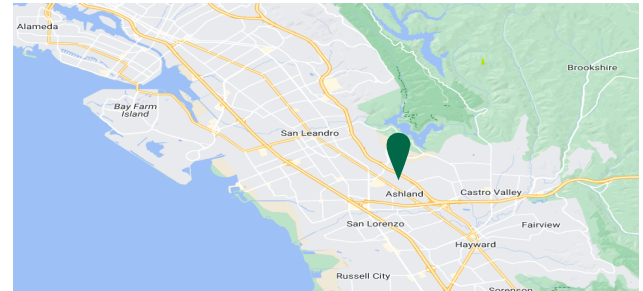
Sale Price:	\$1,080,000
Units:	5
Price/Unit	\$216,000
Building Size:	4,028 SF
Price/SF:	\$268.12
Cap Rate:	4.64%
Sale Date:	11/10/22



2

 1555-1567 162nd Ave, San Leandro


Sale Price:	\$2,398,000
Units:	6
Price/Unit	\$399,667
Building Size:	12,148 SF
Price/SF:	\$197.4
Cap Rate:	6.01%
Sale Date:	3/21/23



COMPARABLES

1423 E 14th St, San Leandro

Sale Price:	\$2,950,000
Building Size:	6,227 SF
Price/SF:	\$474
Cap Rate:	6.0%
Sale Date:	1/26/24



14660 Washington Ave, San Leandro



Sale Price:	\$2,000,000
Building Size:	3,456 SF
Price/SF:	\$579
Cap Rate:	*0%
Sale Date:	7/28/23



15350 East 14th St, San Leandro



Sale Price:	\$2,640,000
Building Size:	4370 SF
Price/SF:	\$604
Cap Rate:	*0%
Sale Date:	1/31/23

