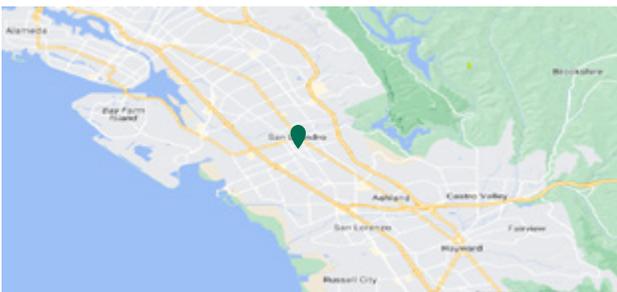


SALES COMPARABLES

 Washington & William, San Leandro



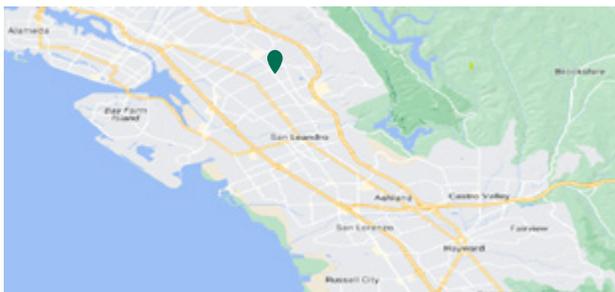
| | |
|----------------|-------------|
| Sale Price: | \$3,950,000 |
| Units: | 8 |
| Price/Unit: | \$275,000 |
| Building Size: | 8,062 SF |
| Price/SF: | |
| Cap Rate: | 4.30% |
| Sale Date: | N/A |



 2023 80th Ave, Oakland



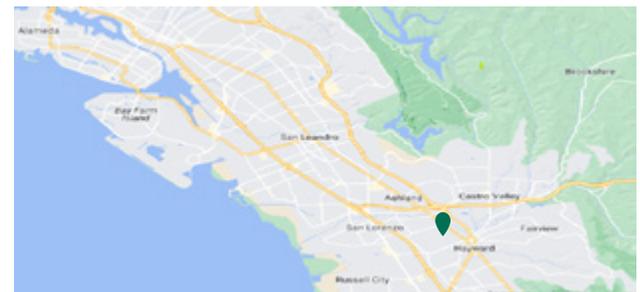
| | |
|----------------|-------------|
| Sale Price: | \$1,075,000 |
| Units: | 5 |
| Price/Unit: | \$215,000 |
| Building Size: | 4,140 SF |
| Price/SF: | \$259.66 |
| Cap Rate: | 7.90% |
| Sale Date: | 7/26/23 |



 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 |

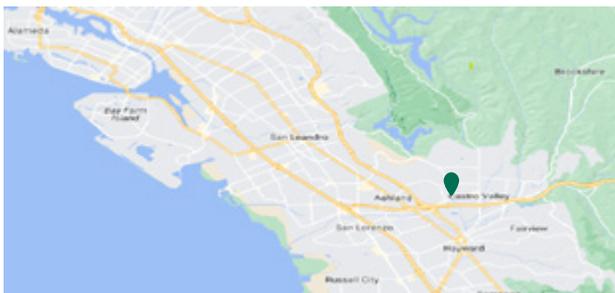


SALES COMPARABLES

3 2541 Denning Ct, Castro Valley



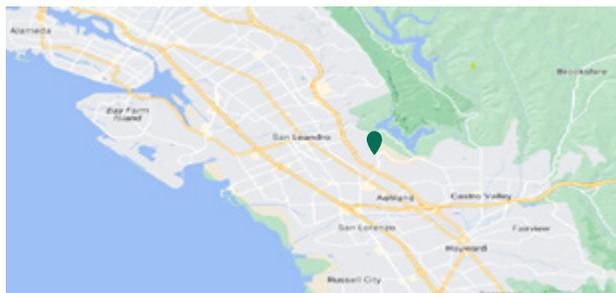
| | |
|----------------|-------------|
| Sale Price: | \$1,275,000 |
| Units: | 4 |
| Price/Unit: | \$318,750 |
| Building Size: | 5,614 SF |
| Price/SF: | \$227.11 |
| Cap Rate: | 4.36% |
| Sale Date: | 1/3/23 |



1 14875 Saturn Dr, San Leandro



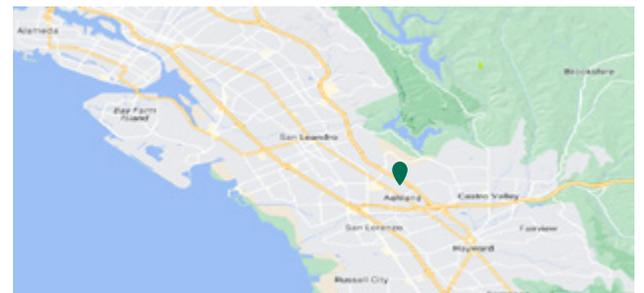
| | |
|----------------|-------------|
| Sale Price: | \$1,080,000 |
| Units: | 5 |
| Price/Unit: | \$216,000 |
| Building Size: | 4,028 SF |
| Price/SF: | \$268.12 |
| Cap Rate: | 4.64% |
| Sale Date: | 11/10/22 |



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 |

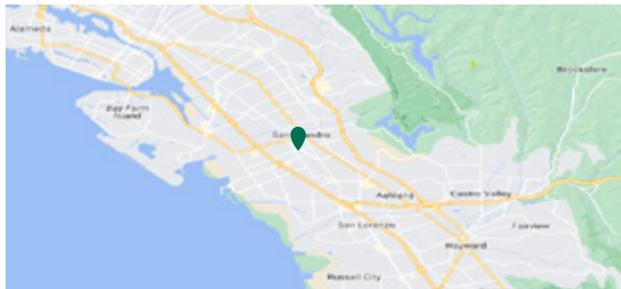


SALES COMPARABLES

3 1423 E 14th St, San Leandro



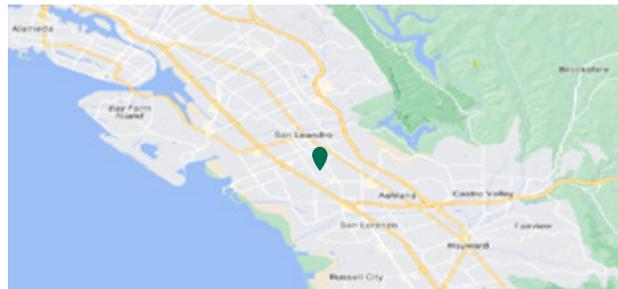
| | |
|----------------|-------------|
| Sale Price: | \$2,950,000 |
| Building Size: | 6,227 SF |
| Price/SF: | \$474 |
| Cap Rate: | 6.0% |
| Sale Date: | 1/26/24 |



1 14660 Washington Ave, San Leandro



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



2 15350 East 14th St, San Leandro



| | |
|----------------|-------------|
| Sale Price: | \$2,640,000 |
| Building Size: | 4,370 SF |
| Price/SF: | \$604 |
| Cap Rate: | *% |
| Sale Date: | 1/31/23 |

