1411 Oxford St
Redwood City, CA

Offering Memorandum

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Offering Information

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Investment Summary

Price	$3,290,000
Year Built	1976
Units	7
Price/Unit	$470,000
RSF	7,173
Price/RSF	$458.66
Lot Size	10,850 sf
Floors	2
APN	059-061-090
Cap Rate	4.47%
Market Cap Rate	5.57%
GRM	13.66
Market GRM	11.83

Financing Summary

Loan 1 (Fixed)	**$1,890,000**
Initial Equity	$1,645,000
Interest Rate	5.75%
Term	30 years
Monthly Payment	$11,030
DCR	1.11

Unit Mix & Annual Scheduled Income

Type	Units	Actual	Total	Market	Total
1 Bedroom / 1 Bath	4	$30,420	$121,680	$33,300	$133,200
2 Bedroom / 1 Bath	1	$37,200	$37,200	$44,400	$44,400
2 Bedroom / 1.25 Bath	2	$40,560	$81,120	$45,600	$91,200
Totals	**7**		**$240,000**		**$268,800**

Annualized Income

Description	Actual	Market
Gross Potential Rent	**$240,000**	**$268,800**
- Less: Vacancy	($7,200)	($8,064)
+ Misc. Income	$837	$9,237
Effective Gross Income	**$233,637**	**$269,973**
- Less: Expenses	($86,659)	($86,659)
Net Operating Income	**$146,978**	**$183,314**
- Debt Service	($132,354)	($132,354)
Net Cash Flow after Debt Service	**$14,624**	**$50,960**
+ Principal Reduction	$24,313	$24,313
Total Return	**$38,937**	**$75,273**

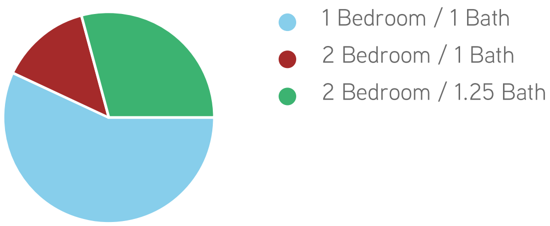
Annualized Expenses

Description	Actual	Market
Property Tax	$36,163	$36,163
Insurance	$4,994	$4,994
Property Management	$13,499	$13,499
Water & Sewer	$11,778	$11,778
Garbage	$5,761	$5,761
PG & E	$4,493	$4,493
Gardening	$2,160	$2,160
Janitorial Services	$1,853	$1,853
Licenses & Permits	$691	$691
Fire Protection	$367	$367
Repairs & Maintenance	$2,800	$2,800
Reserves & Replacements	$2,100	$2,100
Total Expenses	**$86,659**	**$86,659**
Expenses Per RSF	**$12.08**	**$12.08**
Expenses Per Unit	**$12,380**	**$12,380**

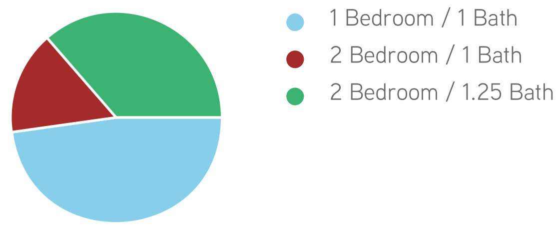
Offering **Information**

Units	Type	Approx. SF	Avg. Rents	Monthly	Market	Monthly
4	1 Bedroom / 1 Bath	605	$2,535	$10,140	$2,775	$11,100
1	2 Bedroom / 1 Bath	828	$3,100	$3,100	$3,700	$3,700
2	2 Bedroom / 1.25 Bath	887	$3,380	$6,760	$3,800	$7,600
7		**5,022**		**$20,000**		**$22,400**

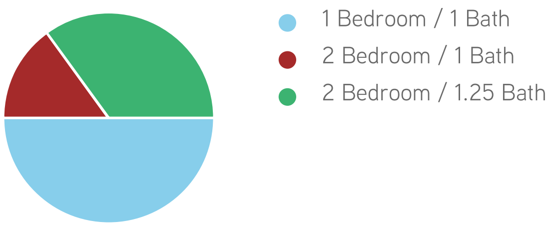
UNIT MIX



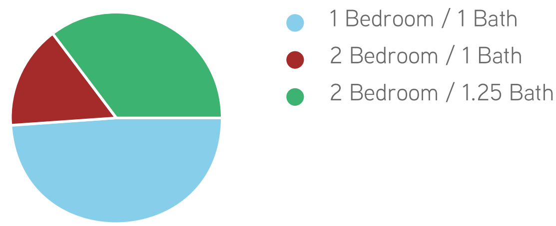
UNIT MIX SQUARE FEET



UNIT MIX INCOME



UNIT MIX MARKET INCOME



Offering Information

Rent Roll

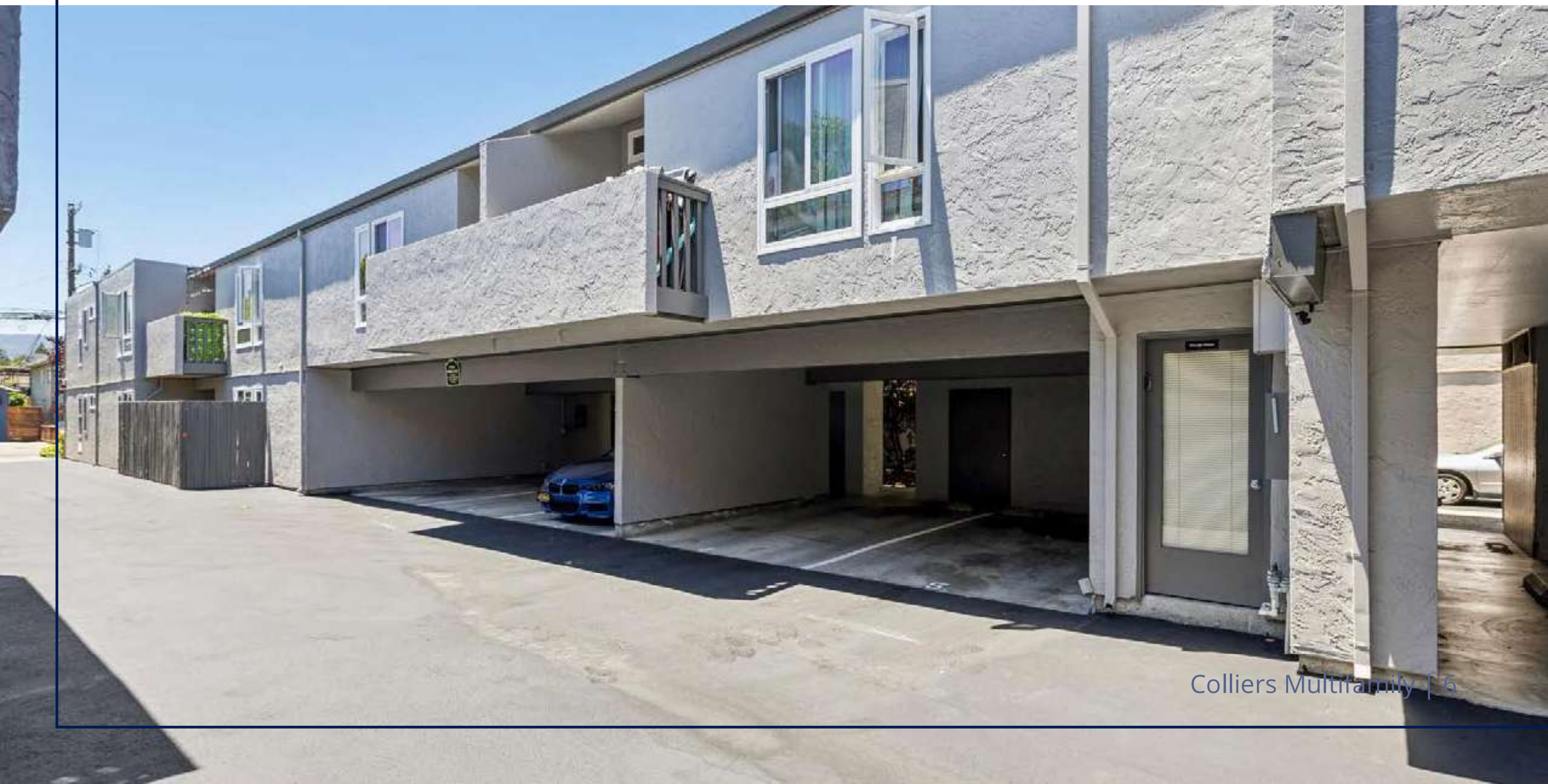
Unit	Description	Approx. SF	Current Rent	Pro Forma Rent	Comments
1	2 Bedroom / 1.25 Bath	887	$3,510	$3,750	Front Corner Unit. Ground Floor - Private Patio w/ 2 Parking Spaces
2	1 Bedroom / 1 Bath	605	$2,450	$2,700	Ground Floor - Private Patio w/ 2 Parking Spaces
3	2 Bedroom / 1.25 Bath	887	$3,250	$3,850	Front Corner Unit. 14' High-Ceiling w/ Skylights + Private Balconies w/ 2 Parking Spaces
4	1 Bedroom / 1 Bath	605	$2,495	$2,800	14' High-Ceiling w/ Skylights + Private Balconies w/ 2 Parking Spaces
5	1 Bedroom / 1 Bath	605	$2,800	$2,800	Section 8 (Previous Rent: $2,425). Vacating on 8/15/2026. 14' High-Ceiling w/ Skylights + Private Balconies w/ 2 Parking Spaces
6	1 Bedroom / 1 Bath	605	$2,395	$2,800	14' High-Ceiling w/ Skylights + Private Balconies w/ 2 Parking Spaces
7	2 Bedroom / 1 Bath	828	$3,100	$3,700	Rear Corner Unit. 14' High-Ceiling w/ Skylights + Private Balconies w/ 2 Parking Spaces

Property Description

Property Highlights

Location: 1411 Oxford St, Redwood City, CA

- Rarely Available, Pride-of-Ownership Multifamily Asset
- Tree-Lined Street in Desirable, Quiet Palm Park Neighborhood, West of El Camino Real
- Central Mid-Peninsula Location, Easily Accessible to Most Major Peninsula Employers
- Newer 1976 Construction vs. Majority of Peninsula Apartment Inventory (50's and 60's Construction)
- Strong In-Place Cap Rate w/ Tremendous Rental Upside
- Excelllent Unit Mix:
    - Four (4) Spacious 1 BR/1 BA Units (±625 SF)
    - One (1) Large 2 BR/1 BA Unit (±830 SF)
    - Two (2) Oversized 2 BR/1.25 BA Units (±880 SF)
- All 2nd Floor Units (5-Units) Feature Rarely-Seen 14' High-Ceilings, Providng More Spacious Living
- Units Feature Hardwood Floors/LVT, Granite/Quartz Countertops, Copper Plumbing, Updated Electrical
- Lower-Level Units Feature Private Patios, Upper-Level Units Feature High-Ceiling, Skylights, and Private Balconies
- Reliable, Steady Cashflow with Proven, Strong Rental History, Low Vacancy, Reduced Turnover and Low-Maintenance Management
- Well-Managed Asset with Strong In-Place Rents and Good Historical Tenancy. Easy Rental & Low Vacancy
- Multitude of Capital Improvements: Dual-Pane Windows, Roof, Water Heaters, Exterior Painting, New Asphalt on Driveways, etc. - Already Completed
- Close Proximity to Redwood City Cal-Train Station, Downtown Redwood City, Downtown Menlo Park and Palo Alto/Stanford
- Short Commute to Major Silicon Valley Employers: Meta, Google, Kaiser, Tesla, Stanford University, to Name a Few
- Easy Access From SR-84/Woodside Rd, El Camino Real, Highways 101, 280, and Other Major Freeways
- Property Offers Excellent Hedge Against Inflation While Providing Reliable Cashflow With Strong Long-Term Value Appreciation and Tax Advantages



Financial **Analysis**

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CURRENT VS. POTENTIAL RETURN-ON-EQUITY & 1031 TAX-DEFERRED EXCHANGE ANALYSIS:

Prepared by Don Sung (Colliers International)

PROPERTY ADDRESS:	1411 Oxford Street, Redwood City, CA 94061												
	INCOME:												
		CURRENT				PRO-FORMA							
UNIT TYPE	UNIT	MONTHLY	SIZE	COST/SF		MONTHLY	NOTES	SIZE	COST/SF	%DIFF	MOVE-IN	INCREASE	NOTES
2 Bedroom / 1.25 Bath	1	$ 3,510.00	887	$ 3.96		$ 3,750.00		887	$ 4.23	7%	6/1/2021	1/1/2025	Front Corner Unit. Ground Floor - Private Patio w/ 2 Parking Spaces
1 Bedroom / 1 Bath	2	$ 2,450.00	605	$ 4.05		$ 2,700.00		605	$ 4.46	10%	11/5/2022	1/1/2025	Ground Floor - Private Patio w/ 2 Parking Spaces
2 Bedroom / 1.25 Bath	3	$ 3,250.00	887	$ 3.66		$ 3,850.00		887	$ 4.34	18%	6/10/2023	1/1/2025	Front Corner Unit. 14' High-Ceiling w/ Skylights + Private Balconies w/ 2 Parking Spaces
1 Bedroom / 1 Bath	4	$ 2,495.00	605	$ 4.12		$ 2,800.00		605	$ 4.63	12%	9/1/2023	1/1/2025	14' High-Ceiling w/ Skylights + Private Balconies w/ 2 Parking Spaces
1 Bedroom / 1 Bath	5	$ 2,800.00	605	$ 4.63		$ 2,800.00	Section 8 (Previous Rent: $2,425) - Vacating 8/15/2026	605	$ 4.63	0%	12/10/2015		Section 8 (Previous Rent: $2,425). Vacating on 8/15/2026. 14' High-Ceiling w/ Skylights + Private Balconies w/ 2 Parking Spaces.
1 Bedroom / 1 Bath	6	$ 2,395.00	605	$ 3.96		$ 2,800.00		605	$ 4.63	17%	7/1/2024	7/1/2024	14' High-Ceiling w/ Skylights + Private Balconies w/ 2 Parking Spaces
2 Bedroom / 1 Bath	7	$ 3,100.00	828	$ 3.74		$ 3,700.00		828	$ 4.47	19%	8/1/2023	1/1/2025	Rear Corner Unit. 14' High-Ceiling w/ Skylights + Private Balconies w/ 2 Parking Spaces
Sub Total		$ 20,000.00	5,022	$ 4.02		$ 22,400.00		5,022	$ 4.48	12%			
Vacancy (3%)		$ (600.00)	7,173			$ (672.00)							
Laundry Income		$ 69.72	$ 9.96			$ 69.72							
RUBS (Water)			$ -			$ 700.00							
TOTAL w/ Vacancy		$ 19,469.72			$ 233,636.64	$ 22,497.72	$ 269,972.64						

APN NUMBER:	**059-061-090**		
EXPENSES:			
CATEGORY	**MONTHLY**	**ANNUAL**	
Property Tax		$ 36,163.17	1.0941%
Property Tax - Current			$43,591.20
Insurance		$ 4,993.98	
Property Management	5.00%	$ 13,498.63	
Water & Sewer	$ 981.50	$ 11,778.00	
Garbage	$ 480.08	$ 5,761.00	
PG & E	$ 374.42	$ 4,493.00	
Gardening	$ 180.00	$ 2,160.00	
Janitorial Services	$ 154.42	$ 1,853.00	
Licenses & Permits	$ 57.58	$ 691.00	
Fire Protection	$ 30.57	$ 366.84	
Repairs/Maintenance	$ 400.00	$ 2,800.00	
Reserves/Replacements	$ 300.00	$ 2,100.00	

Financial **Analysis**

TOTAL EXPENSE (PRO-FORMA)	**$ 86,658.62**
EXPENSE RATIO (PRO-FORMA)	**32%**
TOTAL EXPENSE (CURRENT)	**$ 94,086.65**
EXPENSE RATIO (CURRENT)	**40%**
Net Income/Cashflow	**$ 146,978.02**
Monthly Cashflow	**$ 12,248.17**

NOI Analysis:

NOI (Net Operating Income)	
Current	**Pro-Forma**
$ 146,978.02	$ 183,314.02
Monthly	
$ 12,248.17	$ 15,276.17

UNIT MIX:	# OF UNITS	% OF UNITS	# VACANT	% VACANT
1 BR / 1 BA (700 SF)	4	57%	1	14.29%
2 BR / 1 BA (900 SF)	1	14%	0	0.00%
2 BR / 1.25 BA (950 SF)	2	29%	0	0.00%
TOTAL UNITS	**7**	**100%**	**0**	**14.29%**

BUYER FINANCING: CURRENT		
List Price	$ 3,290,000.00	
CAP Rate	**4.47%**	
GRM	**14.08**	
Cost Per Unit	**$ 470,000.00**	
Down Payment	$ 1,645,000.00	50%
Financed / LTV	$ 1,645,000.00	50%
Interest Rate	5.75%	
Monthly Payment	$ 9,599.77	
Net Monthly Income	$ 2,648.39	
Annual Payment	$ 115,197.28	
Net Cashflow (NOI-Debt Svc)	$ 31,780.74	
Cash-on-Cash Return	1.93%	
Year Built	1976	
Rentable Area (per County)	7173	
Cost Per SF	**$ 458.66**	
Lot Size	10,850	
Average SF Per Unit	1025	
PURCHASE DATE	9/3/2021	

BUYER FINANCING: PRO-FORMA	
List Price	$ 3,290,000.00
CAP Rate	**5.57%**
GRM	**12.19**
Cost Per Unit	**$ 470,000.00**
Down Payment	$ 1,645,000.00
Financed / LTV	$ 1,645,000.00
Interest Rate	5.75%
Monthly Payment	$ 9,599.77
Net Monthly Income	$ 5,676.39
Annual Payment	$ 115,197.28
Net Cashflow (NOI-Debt Svc)	$ 68,116.74
Cash-on-Cash Return	4.14%
Year Built	1976
Rentable Area (per County)	7,173
Cost Per SF	**$ 458.66**
Lot Size	10,850
Average SF Per Unit	1025
PURCHASE PRICE	$ 3,740,000.00

Surrounding **Area**

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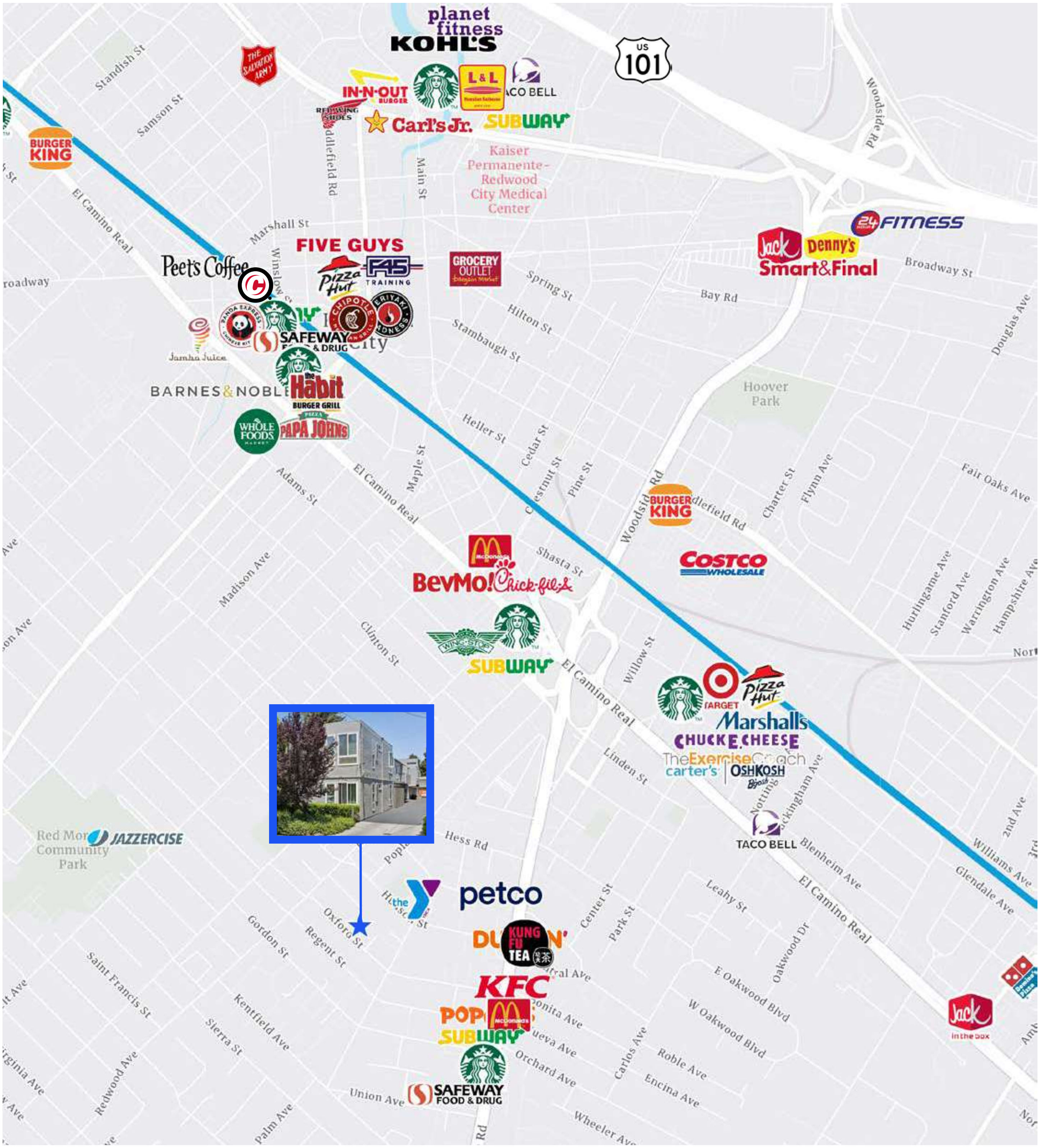
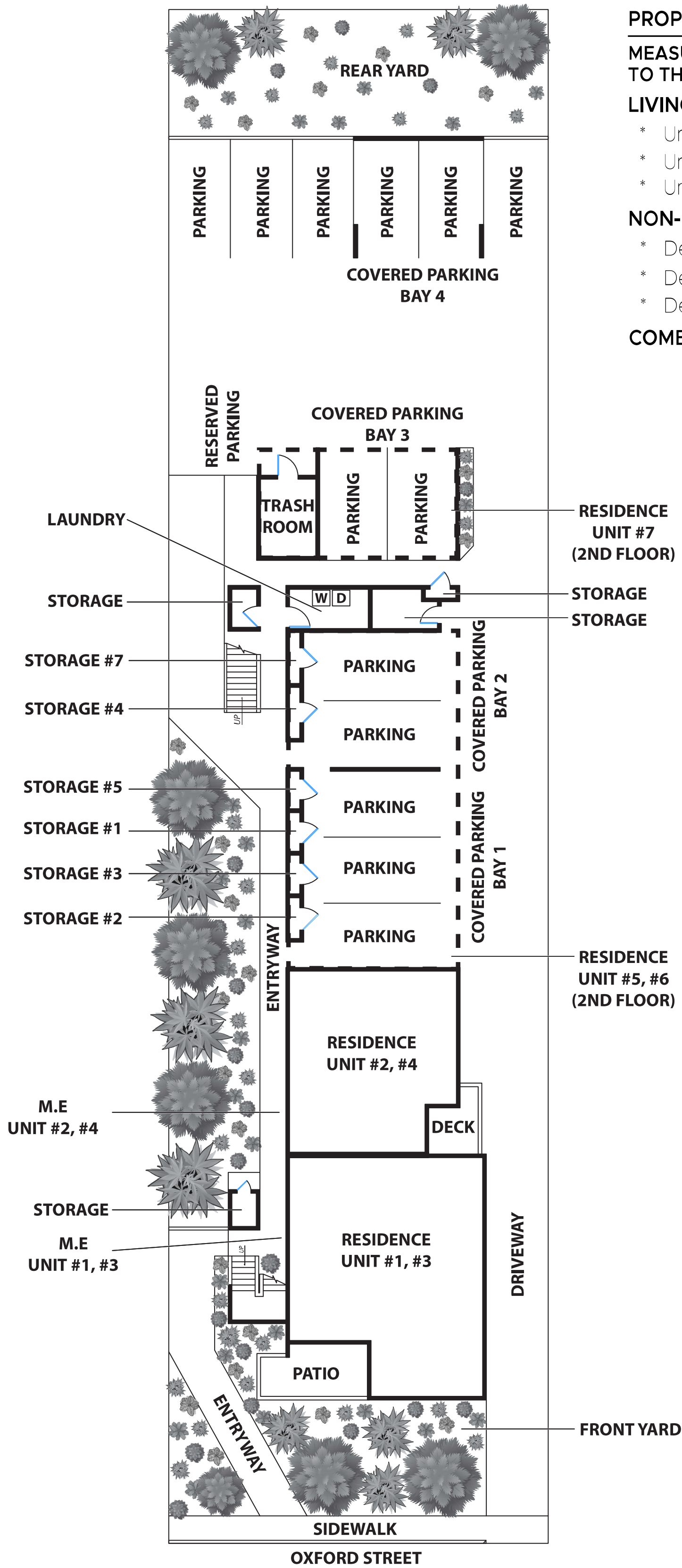
Amenities Map



Floorplan

Site Plan



PROPERTY SQ FT INFORMATION

MEASUREMENTS CALCULATED TO THE INTERIOR WALLS

LIVING SPACE: 2320 SQ FT

* Unit #1, #3: 887 Sq Ft
* Unit #2, #4, #5, #6: 605 Sq Ft
* Unit #7: 828 Sq Ft

NON-LIVING SPACE: 213 SQ FT

* Deck (Unit #3): 77 Sq Ft
* Deck (Unit #4): 59 Sq Ft
* Deck (Unit #7): 77 Sq Ft

COMBINED: 2533 Sq Ft

Floorplan

1411 OXFORD STREET #1, #3

REDWOOD CITY

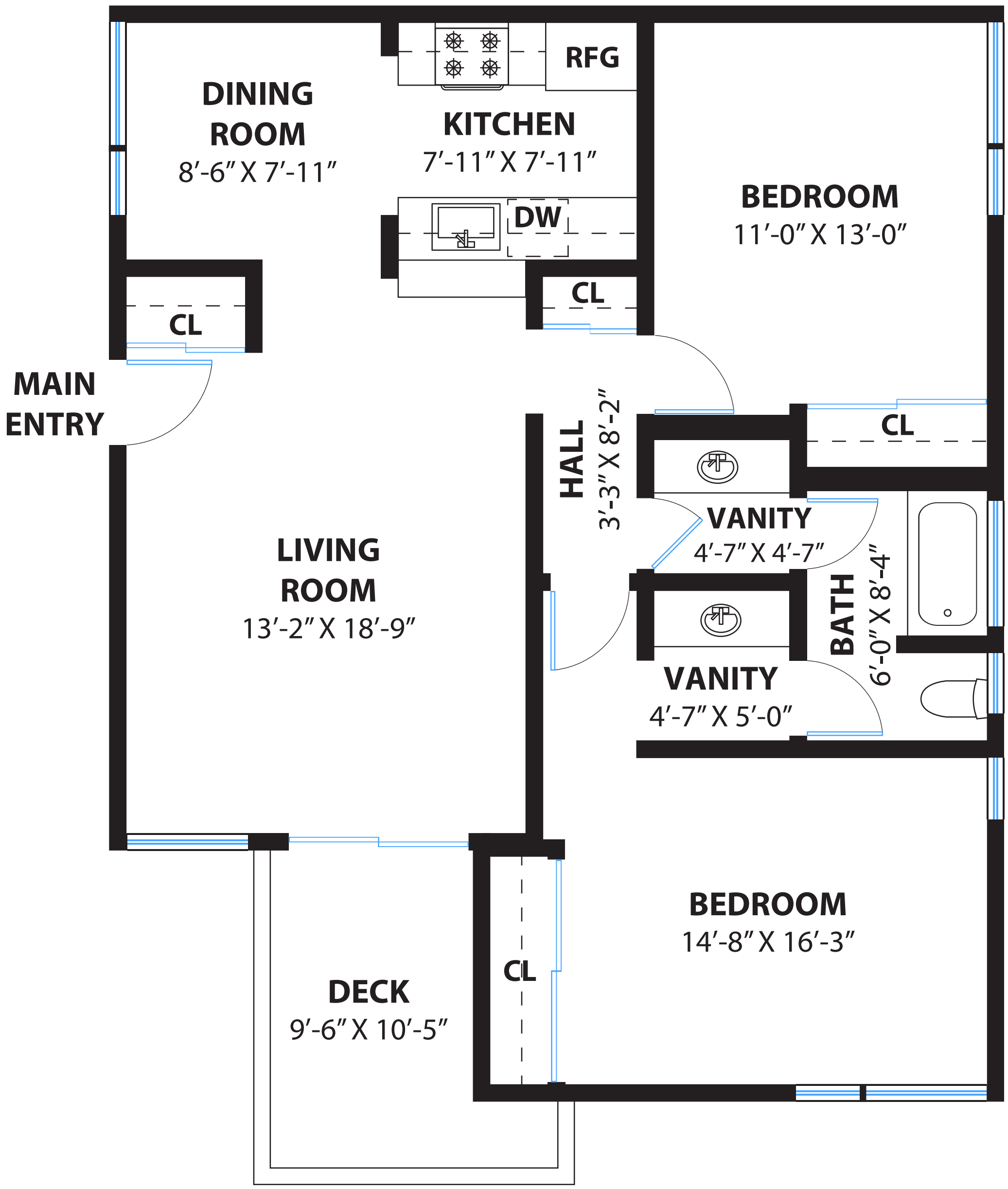
PROPERTY SQ FT INFORMATION

MEASUREMENTS CALCULATED TO THE INTERIOR WALLS

LIVING SPACE: 887 SQ FT
* Unit #1, #3: 887 Sq Ft

NON-LIVING SPACE: 77 SQ FT
* Deck : 77 Sq Ft

COMBINED: 964 Sq Ft



MAIN LEVEL - UNIT #1, #3

Floorplan

1411 OXFORD STREET #2, #4, #5, #6

REDWOOD CITY

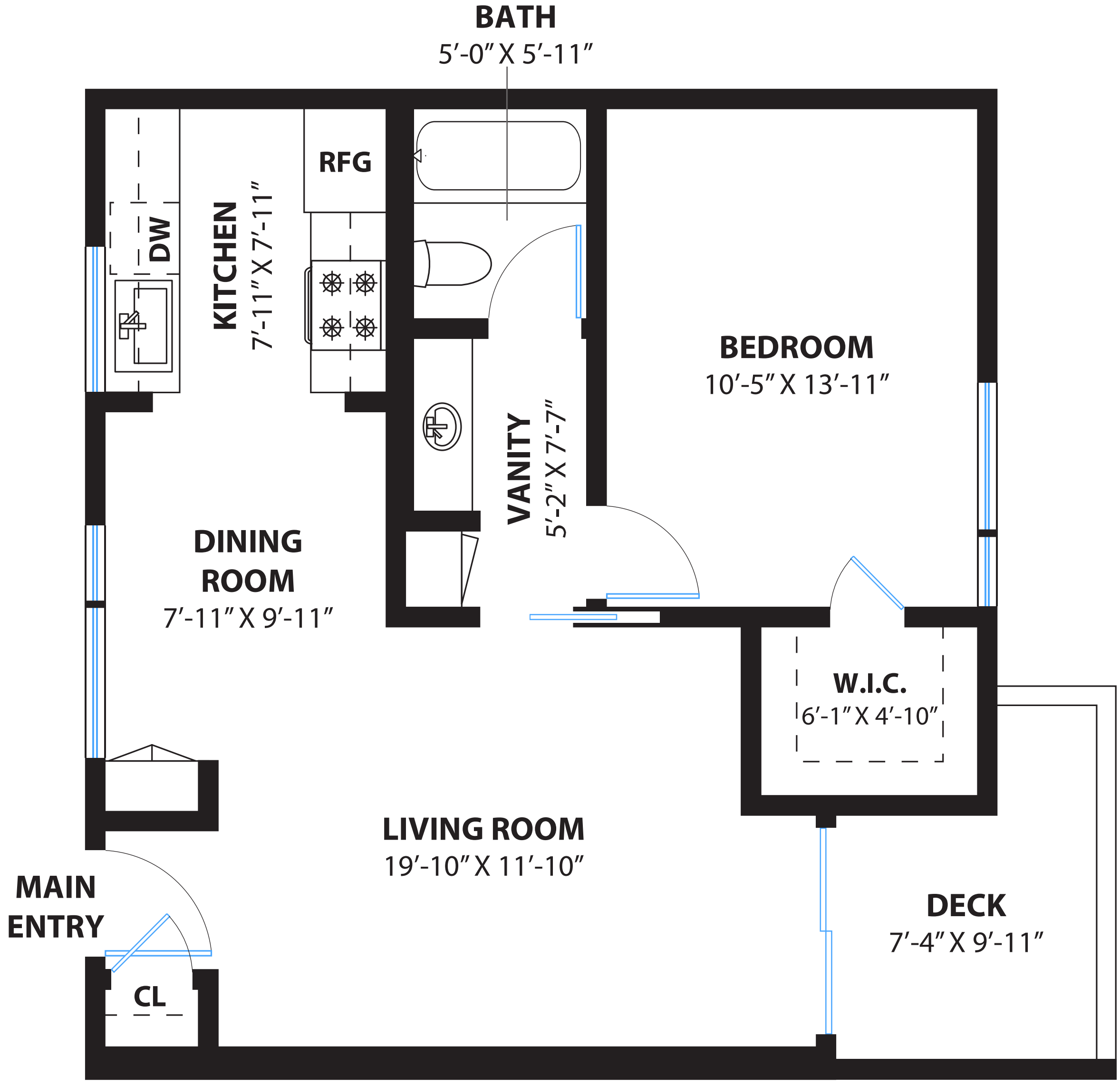
PROPERTY SQ FT INFORMATION

MEASUREMENTS CALCULATED TO THE INTERIOR WALLS

LIVING SPACE: 605 SQ FT
- Unit #2, #4, #5, #6: 605 Sq Ft

NON-LIVING SPACE: 59 SQ FT
- Deck (Unit #4): 59 Sq Ft

COMBINED: 664 Sq Ft



MAIN LEVEL - UNIT #2, #4, #5, #6

Floorplan

1411 OXFORD STREET #7

REDWOOD CITY

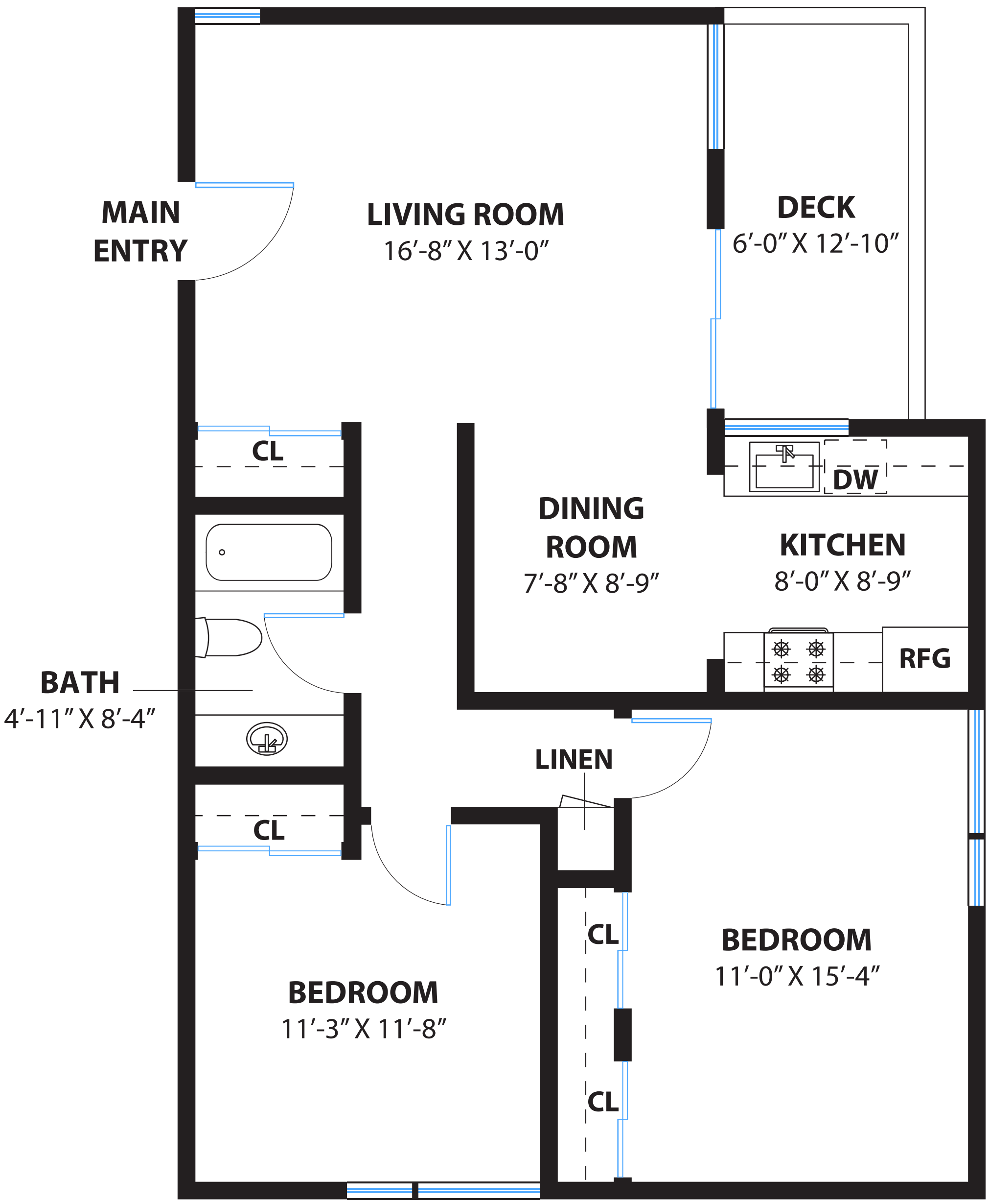
PROPERTY SQ FT INFORMATION

MEASUREMENTS CALCULATED TO THE INTERIOR WALLS

LIVING SPACE: 828 SQ FT
* Unit #7: 828 Sq Ft

NON-LIVING SPACE: 77 SQ FT
* Deck (Unit #7): 77 Sq Ft

COMBINED: 905 Sq Ft



MAIN LEVEL - UNIT #7

Photo **Gallery**

Exterior Photos

Photo **Gallery**

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Exterior Photos

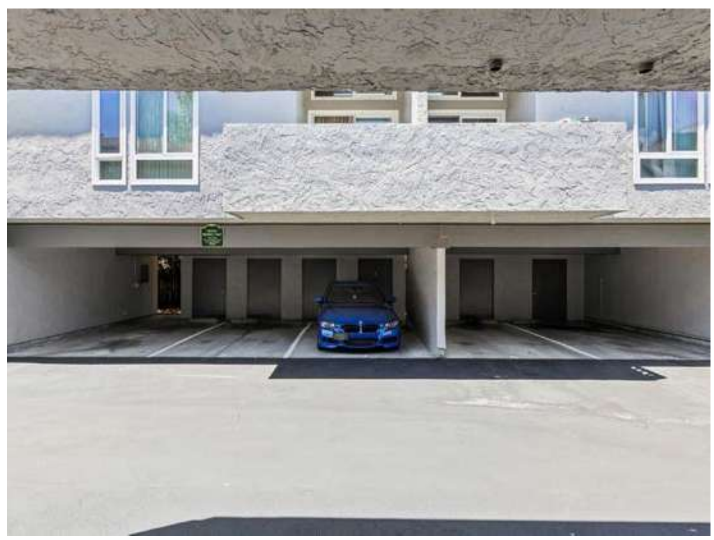

Photo **Gallery**

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Interior Photos

Photo **Gallery**

Colliers
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Interior Photos

Photo **Gallery**

Interior Photos






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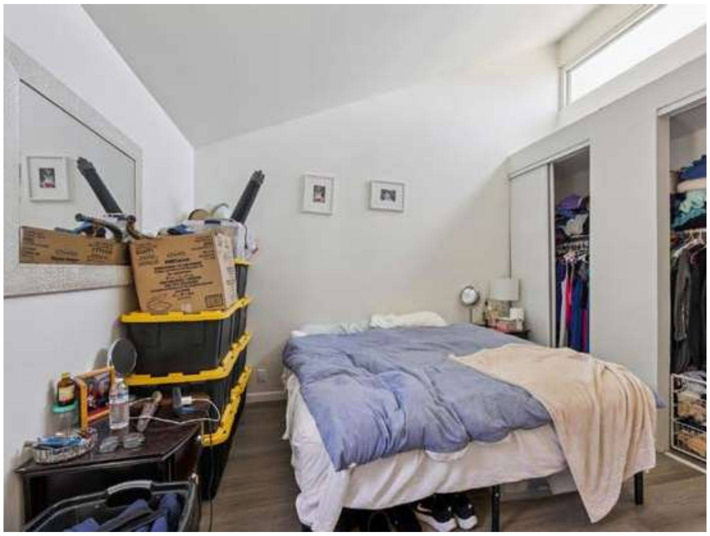
Interior Photos



Demographic **Information**

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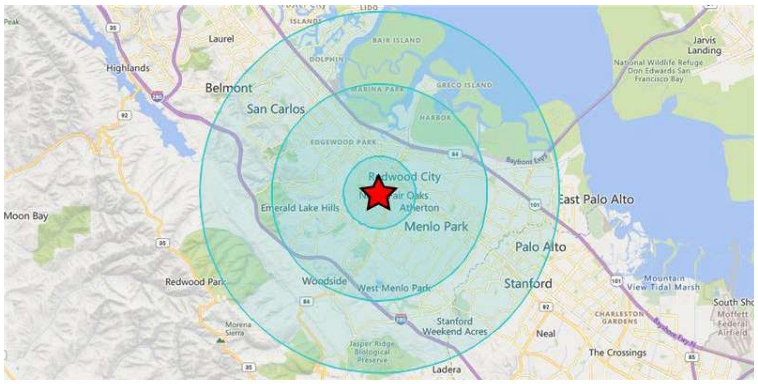
Demographic Overview

35,550
Total Population

$127,227
Median HH Income

2.68
Average HH Size

37
Median Age



Area and Density

	1 Mile	3 Miles	5 Miles
Area (Square Miles)	3.06	36.97	70.5
Density(Population Per Square Mile)	11,614	3,460	3,341

General Population Characteristics

	1 Mile	3 Miles	5 Miles
Male	18,364	64,092	116,900
Female	17,186	63,805	118,625
Density	11,614	3,460	3,341
Urban	35,550	126,381	232,798
Rural	--	1,516	2,727

Population By Year

	1 Mile	3 Miles	5 Miles
Population (2000)	35,323	125,130	226,729
Population (2010)	36,166	126,128	231,357
Population (2020)	37,461	134,802	248,380
Population (Current)	35,550	127,897	235,525

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Offering Memorandum

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