



Confidential Offering Memorandum

22798 Vermont St, Hayward, CA. 94541

*"Always Exceeding
Our Clients' Expectations"*

CONFIDENTIALITY & DISCLAIMER

This Confidential Offering Memorandum (the "Memorandum") has been prepared and presented to the recipient (the "Recipient") by Intempus Realty ("Intempus") as part of Intempus Realty's efforts to market for sale the real property located at 22798 Vermont St Hayward CA (the "Property"). Intempus is the exclusive agent and broker for the owner(s) of the Property (the "Owner"). Intempus is providing this Memorandum and the material contained in it to the Recipient solely to assist the Recipient in determining whether the Recipient is interested in potentially purchasing all or part of the Property. Intempus also is providing this Memorandum and the material in it to the Recipient with the understanding that the Recipient will independently investigate those matters that it deems necessary and appropriate to evaluate the Property and that the Recipient will rely only on its own investigation, and not on Intempus, the Owner or this Memorandum, in determining whether to purchase the Property. The Recipient's use of this Memorandum and the material in it is strictly governed by the terms and conditions of the Registration and Confidentiality Agreement that the Recipient previously executed and delivered to Intempus.

Please Note the Following:

Intempus, the Owner and their respective agents, employees, representatives, property managers, officers, directors, shareholders, members, managers, partners, joint venturers, corporate parents or controlling entities, subsidiaries, affiliates, assigns and predecessors and successors-in-interest make no representations or warranties about the accuracy, correctness or completeness of the information contained in this Memorandum. The Recipient is urged not to rely on the information contained in this Memorandum and to make an independent investigation of all matters relating to the Property.

This Memorandum includes statements and estimates provided by or to Intempus and/or the Owner regarding the Property. Those statements and estimates may or may not be accurate, correct or complete. Nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements and estimates. Further, nothing contained in this Memorandum should be construed as representation or warranty about any aspect of the Property, including, without limitation, the Property's (1) past, current or future performance, income, uses or occupancy, (2) past, current or prospective tenants, (3) physical condition, (4) compliance or non-compliance with any permit, license, law, regulation, rule, guideline or ordinance, or (5) appropriateness for any particular purpose, investment, use or occupancy. Again, the Recipient is urged not to rely on this Memorandum and the statements and estimates in it and to make an independent investigation regarding the Property and the statements and estimates contained herein.

This Memorandum may include statements regarding, references to, or summaries of, the nature, scope or content of contracts and/or other documents relating to the Property. Those statements, references or summaries may or may not be accurate, correct or complete. Additionally, Intempus may not have referenced or included summaries of each and every contract and/or other document that the Recipient might determine is relevant to its evaluation of the Property. Nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements, representations or summaries. On request and as available, and subject to the Owner's consent, Intempus will provide the Recipient with copies of all referenced contracts and other documents. Intempus assumes no obligation to supplement or modify the information contained in this Memorandum to reflect events or conditions occurring on or after the date of its preparation of this Memorandum. More detailed information regarding the anticipated terms, conditions and timing of any offering by the Owner relating to the Property will be provided in due course by separate communication. Avison Young and/or the Owner reserve the right to engage at any time in discussions or negotiations with one or more recipients of this Memorandum and/or other prospective purchasers of the Property without notice or other obligation to the Recipient.



**EXECUTIVE
SUMMARY**

**LOCATION
OVERVIEW**

**MARKET
OVERVIEW**

**PROPERTY
OVERVIEW**

**RENT
ROLL**

EXECUTIVE SUMMARY

Intempus, as the exclusive advisor to the ownership, is pleased to offer 22798 Vermont St, Hayward, California for sale. The property consists of one (1) building totaling $\pm 4,056$ square feet on one 7,150 square foot. The project is currently 100% leased to four tenants on a long-term basis.

The property is strategically located in the heart of Hayward. Benefiting from strong commuter accessibility and consistent rental demand. With easy access to freeways, public transport, shopping centers, and major Bay Area job markets, the property is well-positioned for long-term income stability and future growth potential.

22798 Vermont St presents investors with a rare opportunity to be delivered an immediate cash-flow property with a stable rental income from day one. Whether you're looking to expand your portfolio or secure a solid multi-family property in a high demand rental market, this Hayward 4-plex is a great opportunity you do not want to miss.

ADDRESS:	22798 Vermont St, Hayward, CA 94541
COUNTY:	Alameda County
BUILDING SIZE:	$\pm 4,056$ Square Feet
LAND AREA:	$\pm 7,150$ Square Feet
% LEASED:	100%
YEAR BUILT:	1966
NUMBER OF UNITS:	4
CONSTRUCTION:	Concrete perimeter / wood frame / stucco & stone veneer exterior
FAR:	56%
ZONING:	B
APN:	416-0160-001

INVESTMENT HIGHLIGHTS

- Unique opportunity acquire a property in a high demand rental market.
- Fully occupied, providing immediate and stable cash flow.
- Centrally located with convenient access to I-880, Highway 92, and BART.
- Potential upside through future rent growth and operational improvements.
- Proximity to shopping, dining, schools, and employment centers enhancing tenant retention.
- Low vacancy risk due to consistent rental demand in Hayward
- Opportunity to hedge against inflation through income-producing real estate.
- Centrally located between San Francisco, Oakland, and Silicon Valley.
- Ample off-street parking





AREA HIGHLIGHTS

AREA OVERVIEW

Located in the center of the Bay Area, Hayward has become an increasingly attractive market for both residents and investors due to its strategic location, commuter accessibility, and relative affordability compared to neighboring Bay Area cities. Positioned between Oakland and San Jose, Hayward offers convenient access to major employment hubs throughout Silicon Valley, the Peninsula, and San Francisco.

Hayward is part of the broader East Bay region — one of Northern California's most diverse and economically active submarkets. The East Bay encompasses a wide range of cities including Oakland, Fremont, Berkeley, Walnut Creek, and Hayward, and is home to major industries such as technology, healthcare, logistics, education, and advanced manufacturing.

TRANSPORTATION

Hayward is strategically positioned in the center of the Bay Area, offering convenient access to major employment hubs including Oakland, San Francisco, and Silicon Valley. As part of the thriving East Bay region, Hayward benefits from strong commuter connectivity via Interstate 880, Highway 92, Interstate 580, and the Bay Area Rapid Transit (BART) system. The city continues to attract residents and investors due to its central location, diverse local economy, and comparatively attainable housing market within the Bay Area. Ongoing development, transportation infrastructure, and consistent rental demand have helped position Hayward as a stable and growing multifamily investment market.

EMPLOYMENT

Hayward benefits from one of the Bay Area's most centrally connected locations. The city is supported by a diverse local economy driven by advanced manufacturing, healthcare, biotechnology, logistics, education, and technology-related industries. Major regional employers throughout the East Bay include companies such as Tesla, Kaiser Permanente, Workday, and Lam Research, while Hayward itself is home to a growing industrial and innovation corridor supported by businesses in manufacturing, life sciences, and healthcare sector.

AMENITIES

Hayward also offers a wide range of amenities that continue to attract residents and support long-term rental demand. Hayward features numerous parks, hiking trails, golf courses, shoreline recreation areas, shopping centers, restaurants, and community services throughout the city. Residents benefit from access to regional parks, local recreation programs, nearby universities including California State University, East Bay and Chabot College, as well as convenient transportation access across the Bay Area. The city's combination of connectivity, employment access, outdoor recreation, and everyday conveniences continues to position Hayward as a desirable and growing East Bay community.

LOCATION OVERVIEW

CITY OF HAYWARD

Located in the center of the Bay Area, Hayward has become an increasingly attractive market for both residents and investors due to its strategic location, commuter accessibility, and relative affordability compared to neighboring Bay Area cities. Positioned between Oakland and San Jose, Hayward offers convenient access to major employment hubs throughout Silicon Valley, the Peninsula, and San Francisco.

The city benefits from direct connectivity via Interstate 880, Highway 92, and the Bay Area Rapid Transit system (BART), making it a practical choice for commuters seeking more attainable housing options within the Bay Area. This accessibility continues to support strong rental demand and long-term housing needs.

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MAJOR LOCAL EMPLOYERS



A major public university serving tens of thousands of students across the region. It is one of the largest education employers in the East Bay and provides stable, long-term public sector jobs in education, administration, and campus operations.



One of the largest healthcare providers in the country, operating hospitals, clinics, and medical offices throughout the Bay Area. Kaiser is a top employer in the region, offering a wide range of high-quality healthcare and administrative jobs, supporting consistent local housing demand.



The primary public school district serving the city, employing thousands of teachers, administrators, and support staff. As a stable government employer, it contributes significantly to consistent, year-round housing demand in the local rental market.



A leading U.S. manufacturer of heavy-duty transit buses headquartered in Hayward. Gillig is one of the city's largest private industrial employers, supporting skilled manufacturing jobs and reinforcing the area's strong industrial employment base.



MARKET OVERVIEW

Comparison Trends

Inventory	Market	National
Existing Buildings	↓ 5,323	↑ 346,728
Inventory SF	↓ 115M	↓ 8.2B
Average Building SF	↔ 21.7K	↓ 23.8K
Under Construction SF	↓ 0	↓ 47.6M
12 Mo Delivered SF	↓ 56.2K	↓ 32.5M
Rents	Market	National
Market Asking Rent/SF	\$3.05	\$3.08
Market Starting Rent/SF	\$2.94	\$2.83
Annual Escalations	3.0%	2.7%
Free Rent in Months	4.5	4.8
Tenant Improvement Allowance/SF ⓘ	\$63.47	\$40.08
Term in Months	50.1	64.7
Market Effective Rent/SF ⓘ	\$2.24	\$2.50
Demand	Market	National
12 Mo Net Absorption SF	↑ (271K)	↑ 13M
12 Mo Leased SF	↓ 2.6M	↓ 330M
6 Mo Leasing Probability	36.6%	35.2%

Availability	Market	National
Market Asking Rent/SF	↑ \$3.05	↑ \$3.08
Vacancy Rate	↑ 15.7%	↓ 13.9%
Vacant SF	↑ 18.1M	↓ 1.1B
Availability Rate	↓ 16.8%	↓ 15.2%
Available SF Direct	↑ 17.2M	↓ 1.1B
Available SF Sublet	↓ 2.4M	↓ 132M
Available SF Total	↓ 19.4M	↓ 1.3B
Months on Market	15.8	13.6
Sales	Market	National
12 Mo Transactions	↑ 143	↑ 18,929
Market Sale Price/SF	↓ \$240	↑ \$271
Average Market Sale Price	↓ \$5.2M	↑ \$6.5M
12 Mo Sales Volume	↑ \$1.5B	↑ \$59.6B
Market Cap Rate	↑ 8.1%	↓ 9.0%

Major employers in Hayward span a diverse range of industries including healthcare, education, advanced manufacturing, biotechnology, logistics, and public services. Some of the city's largest and most recognized employers include California State University, East Bay, Chabot College, Kaiser Permanente, St. Rose Hospital, and the Hayward Unified School District. The city also has a strong industrial and technology presence with companies such as Gillig, Illumina, Pentagon Technologies, Plastikon Industries, and Ultra Clean Holdings contributing to the area's employment base. Hayward's central Bay Area location also provides residents with convenient access to major regional employers throughout the East Bay, Oakland, Silicon Valley, and the Peninsula, further strengthening the city's long-term housing demand and commuter appeal.

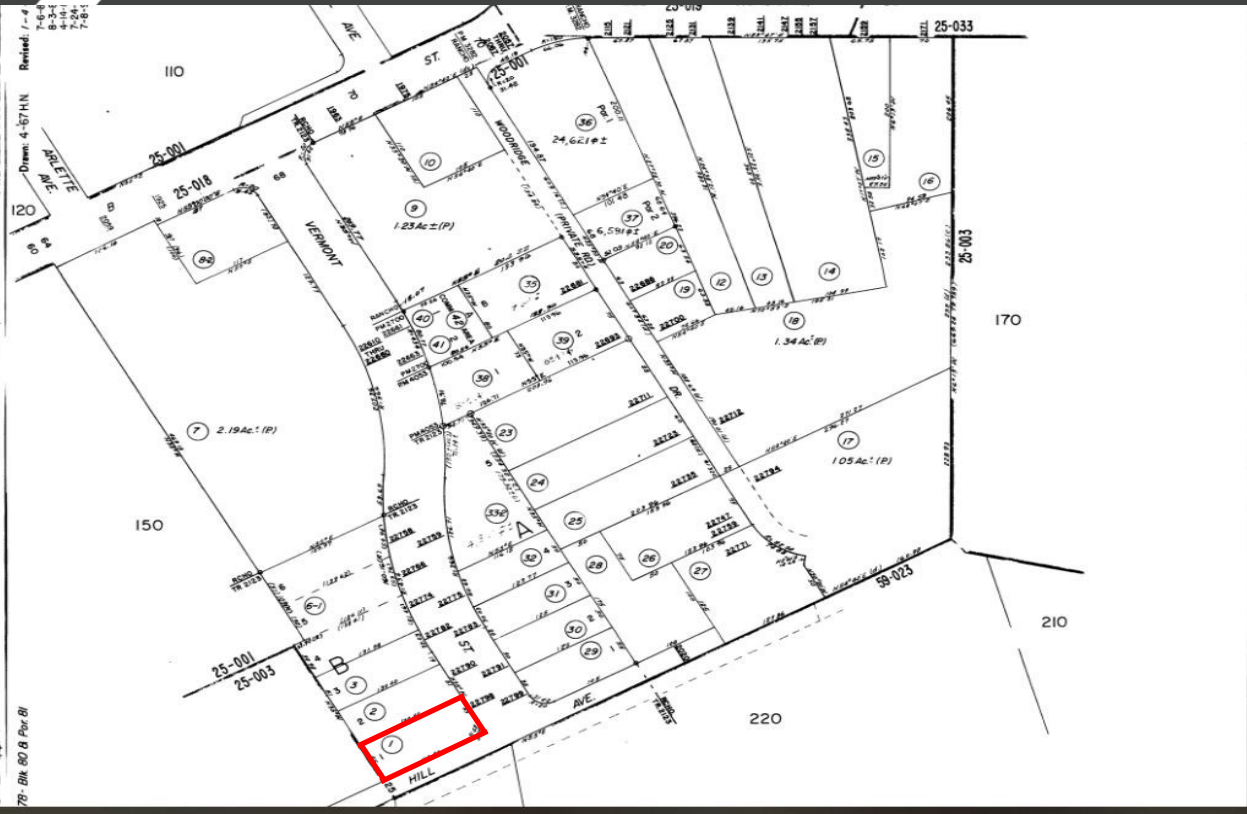
MARKET OVERVIEW

MARKET RENT PER UNIT & RENT GROWTH



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PROPERTY OVERVIEW



4 Unit Complex

- Unit 1— 2 Bd + 1.5 Bth Apartment
- Unit 2— 2 Bd + 1.5 Bth Apartment
- Unit 3— 3 Bd + 2 Bth Apartment
- Unit 4— 3 Bd + 1.5 Bth Apartment

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RENT ROLL

Unit	Status	Beds	Baths	Start Date	End Date	Current Rent	Pro-Forma Rent 2027	Pro-Forma Rent 2028	Deposit
1	Occupied	2	1.5	8/4/2025	7/31/2026	\$2,295	\$2,410	\$2,530	\$2,295
2	Occupied	2	1.5	6/23/2021	Month-to-Month	\$2,095	\$2,199	\$2,309	\$2,400
3	Occupied	3	2	8/1/2021	Month-to-Month	\$2,678	\$2,811	\$2,952	\$2,550
4	Occupied	3	1.5	7/13/2021	Month-to-Month	\$2,783	\$2,922	\$3,068	\$2,650

\$9,850

\$10,342

\$10,859

PROFIT & LOSS STATEMENT

Profit and Loss

Income	Current		Pro-Forma 2027	
Account				
Rent	\$118,197.00		\$124,106.85	
Total Income	\$118,197.00		\$124,106.85	
Expense				
Account		% of Income		% of Income
Vacancy	\$1,181.97	1.00%	\$1,241.07	1.00%
Property Management Fees	\$8,273.79	7.00%	\$8,687.48	7.00%
Landscaping	\$1,200.00	1.02%	\$1,500.00	1.21%
Utility Expenses	\$2,236.11	1.89%	\$2,400.00	1.93%
Maintenance	\$2,350.00	1.99%	\$2,500.00	2.01%
Property Taxes	\$14,982.06	12.68%	\$15,040.00	12.12%
Total Expense	\$30,223.93	25.57%	\$31,368.55	26.89%
Net Operating Income	\$87,973.07		\$92,738.30	
Purchase Price	\$1,388,888.00			
CAP Rate	6.33%		6.68%	