



OFFERING MEMORANDUM

FRENCH
QUARTER
APARTMENTS

24-UNIT GATED
COMMUNITY WITH
MODERN AMENITIES

EXCLUSIVELY LISTED BY:

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INVESTMENT OVERVIEW

French Quarter Apartments is a mostly remodeled 24-unit multifamily community in Hayward, California, featuring gated access, covered parking, EV charging stations, and on-site management. Built circa 1970, the property has benefited from substantial capital improvements, including extensive unit renovations with upgraded kitchens and bathrooms, quartz countertops, stainless steel appliances, refinished cabinetry, recessed lighting, vinyl plank flooring, dual-pane windows, walk-in closets, and modern interior finishes. Additional improvements include exterior stucco restoration, landscaping enhancements, a new fitness center, upgraded security systems, electrical infrastructure improvements, additional storage, SB721 compliance, seismic upgrades, and stairwell safety enhancements.

With 16 remodeled units, 2 partially renovated units, and 6 vintage-style units, investors have the opportunity to unlock additional income potential in the strengthening East Bay rental market. French Quarter offers a diverse unit mix, including 1-bedroom/1-bathroom, 2-bedroom/1-bathroom, 2-bedroom/1.5-bathroom, 2-bedroom/2-bathroom, and 3-bedroom/2-bathroom floor plans. Select units also feature private balconies, providing added appeal and comfort for residents.



BUILT 1970

OFFERING SUMMARY

Building Size	26,654 Sq. Ft.
Lot	0.29 Acres
Current GRM	11.47
CAP Current	5.58%
CAP Market	6.16%

PROPERTY DETAILS

- Secure gated community with covered gated parking and upgraded security camera system
- Unit mix of one, two, and three-bedroom units.
- Laundry, EV charging, fitness center, BBQ grills, fire pit, additional storage, and outdoor courtyard.
- Strategically positioned near major employment centers.
- Separately metered for PG&E & Gas

PROPERTY PHOTOS

EXTENSIVE MODERN UPGRADES TO FRENCH QUARTER APARTMENTS



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INTERIOR PHOTOS



STAINLESS STEEL APPLIANCES

QUARTZ COUNTERS & SLAB TILE FLOOR



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RENOVATED UNITS FEATURING HIGH-QUALITY INTERIOR FINISHES

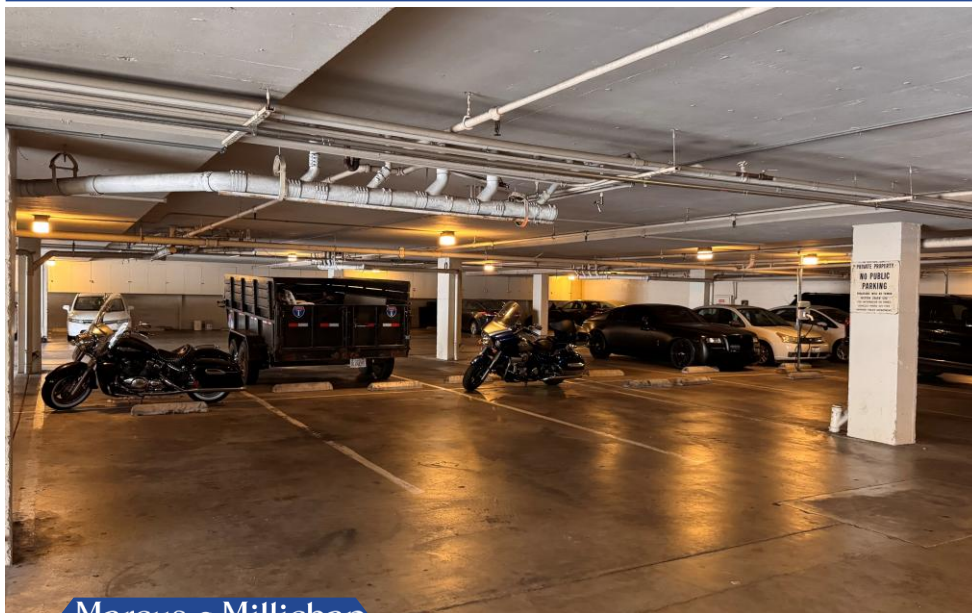


UPDATED LIGHTING & VINYL PLANK FLOORING

DOUBLE-PANED WINDOWS & SLIDERS



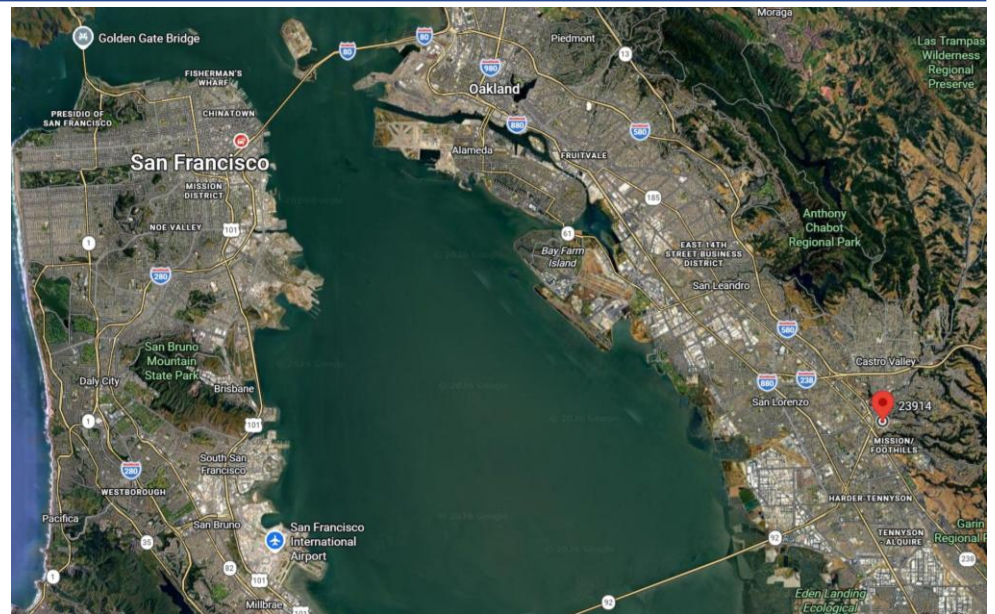
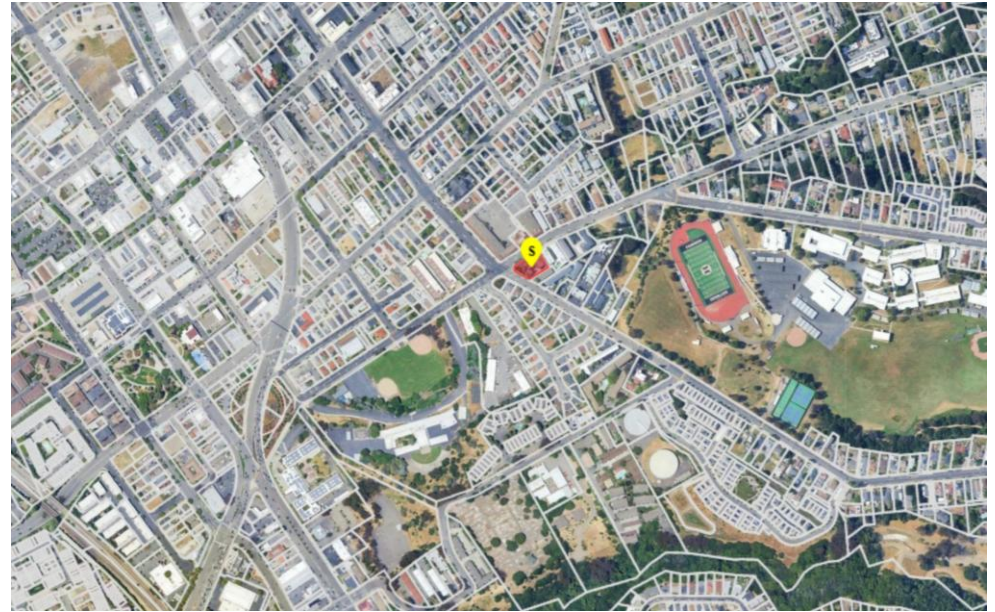
PROPERTY PHOTOS



PARCEL MAP



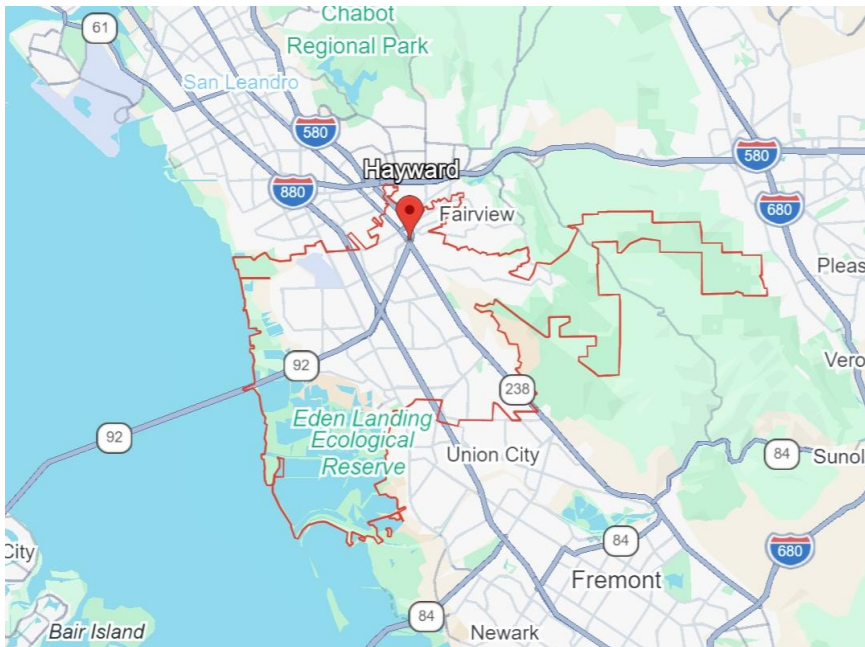
ARIAL OVERVIEW - CONVENIENT ACCESS TO MAJOR BAY AREA EMPLOYERS



HAYWARD OVERVIEW

Hayward is a centrally located East Bay city that serves as a key commercial, industrial, and logistics hub within the greater San Francisco Bay Area. Positioned between Oakland and Silicon Valley, the city benefits from excellent regional connectivity via Interstate 880, State Route 92, and access to major ports and airports, supporting strong circulation of goods, services, and labor. The area is characterized by a dense and diverse population base, providing a reliable foundation for both consumer demand and workforce availability.

The local economy is driven by a broad mix of industries, including advanced manufacturing, distribution, technology, healthcare, and retail, with continued residential growth further strengthening long-term economic fundamentals. Proximity to major employment centers throughout the Bay Area enhances commuter accessibility and supports sustained demand across commercial sectors.



Hayward's trade area is anchored by a combination of national and regional retailers, established industrial users, and institutional facilities, with limited availability of developable land typical of infill Bay Area markets. This supply constraint, coupled with steady population growth and economic diversification, positions the city to support consistent demand from both local and regional users.





French Quarter Apartments proximity to beneficial infrastructure:

- 0.9 Miles from the Hayward BART Station to providing access across the Bay Area
- 0.9 Miles from Hayward City Hall
- 0.7 Miles from Hayward Heritage Plaza
- 0.2 Miles from Bret Harte Park & Field

AMPLE ENTERTAINMENT IN DOWNTOWN HAYWARD THREE BLOCKS FROM FRENCH QUARTER APARTEMNTS



Dining & Nightlife

- Buffalo Bill's Brewery
- Acqua e Farina
- Neumanali
- Val's Burgers
- Metro Taquero
- Sushi Ichimoto
- The World Famous Turf Club

Entertainment & Attractions

- Douglas Morrisson Theatre
- Hayward Japanese Gardens
- Downtown Hayward Farmers Market
- B Street Entertainment District
- Downtown Hayward Public Art Walk

MAJOR MARKET DRIVERS—LINCOLN LANDING

LOCATED SIX-BLOCKS FROM HUGE NEW LINCOLN LANDING DEVELOPMENT



- Retail component is anchored by City Sports Club and provides over 82,000 square feet of neighborhood-serving commercial space, creating a vibrant live-work-play environment in Downtown Hayward.
- Lincoln Landing is a landmark 11.5-acre mixed-use development featuring a dynamic mix of shopping, dining, fitness, and service-oriented businesses, including Chipotle Mexican Grill, The Habit Burger Grill, Sourdough & Co., and City Sports Club
- Safeway adjacent to Lincoln Landing's
- Surrounded by a growing mix of national and regional retailers, restaurants, fitness operators, and service businesses that continue to drive foot traffic and investment throughout Downtown Hayward.

