MAGNIFY

557 HAMPSHIRE AVE,
REDWOOD CITY CA, 94063

www.magnifyequity.com

EXECUTIVE SUMMARY

INVESTMENT OVERVIEW FOR 557 HAMPSHIRE AVE

Magnify is pleased to present 557 Hampshire Avenue, an excellent opportunity to acquire one of the lowest-priced fourplexes on the Peninsula, offering exceptional value for investors seeking strong in-place cash flow with upside potential.

Built in 1962, the building consists of approximately 3,300 square feet on a 5,000 square foot lot and features a desirable unit mix of (1) 2BD/1BA and (3) 1BD/1BA residences, offering an attractive investment in one of the Peninsula's strongest rental markets. The property generates nearly $10,000 per month in rental income with the opportunity to further increase cash flow through strategic interior improvements as units turn over. The spacious downstairs 2BD/1BA residence enjoys a large private backyard that enhances tenant appeal, and the building has completed its SB -721 inspection.

Located just minutes from vibrant downtown Redwood City, the property is centrally positioned on the Peninsula with convenient access to Highway 101, El Camino Real, Caltrain, and major employment centers. Atherton, Menlo Park, Palo Alto, and Stanford University are all within approximately 15 minutes, positioning 557 Hampshire Avenue to benefit from robust rental demand, long-term income growth potential, and outstanding connectivity throughout Silicon Valley.

KEY DETAILS

ADDRESS	557 Hampshire Ave
CITY	Redwood City
YEAR BUILT	1962
UNITS	4
BUILDING SF	3,300
LOT SF	5,000
OCCUPANCY	100%
APN #	054-246-330

KEY METRICS

PRICE	$1,500,000
CURRENT CAP RATE	4.9%
PRO FORMA CAP	6.2%
CURRENT GRM	12.7
PRO FORMA GRM	10.8
PRICE/UNIT	$375,000
PRICE/BUILDING SF	$455
PRICE/LAND SF	$300

KEY FINANCIALS

NET OPERATING INCOME	$73,144
LOAN AMOUNT	$975,000
LOAN-TO-VALUE (LTV%)	65%
DEBT COVERAGE RATIO	1.04
ANNUAL DEBT SERVICE [1]	$70,147
NET CASH FLOW AFTER DEBT	$2,997
TOTAL RETURN	$14,970
TOTAL RETURN (%)	2.9%

Debt Service calculation assumes 6.0% Interest Rate and 30 year amortization schedule

MAGNIFY

TABLE OF CONTENTS

I. Property Details

II. Location Overview

III. Financials

IV. Sale Comps

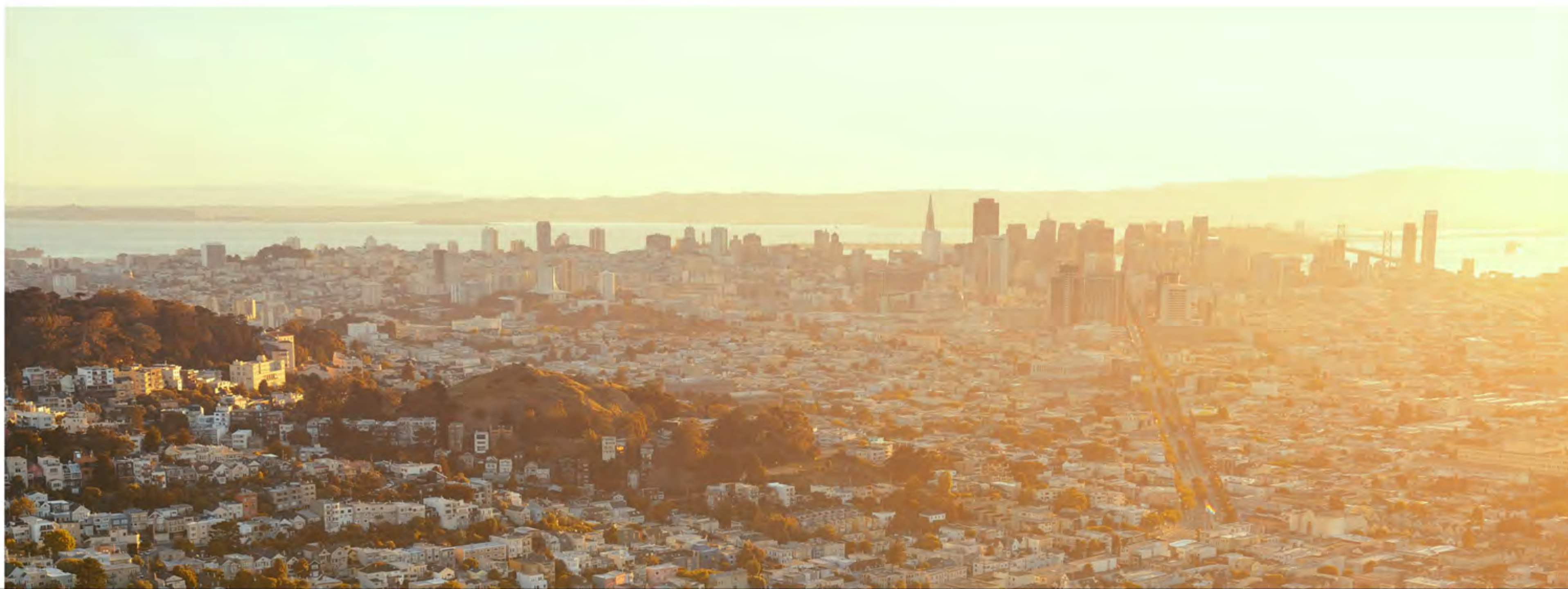
V. Sale Analysis

557 HAMPSHIRE AVE, REDWOOD CITY CA

MAGNIFY

I. Property Details

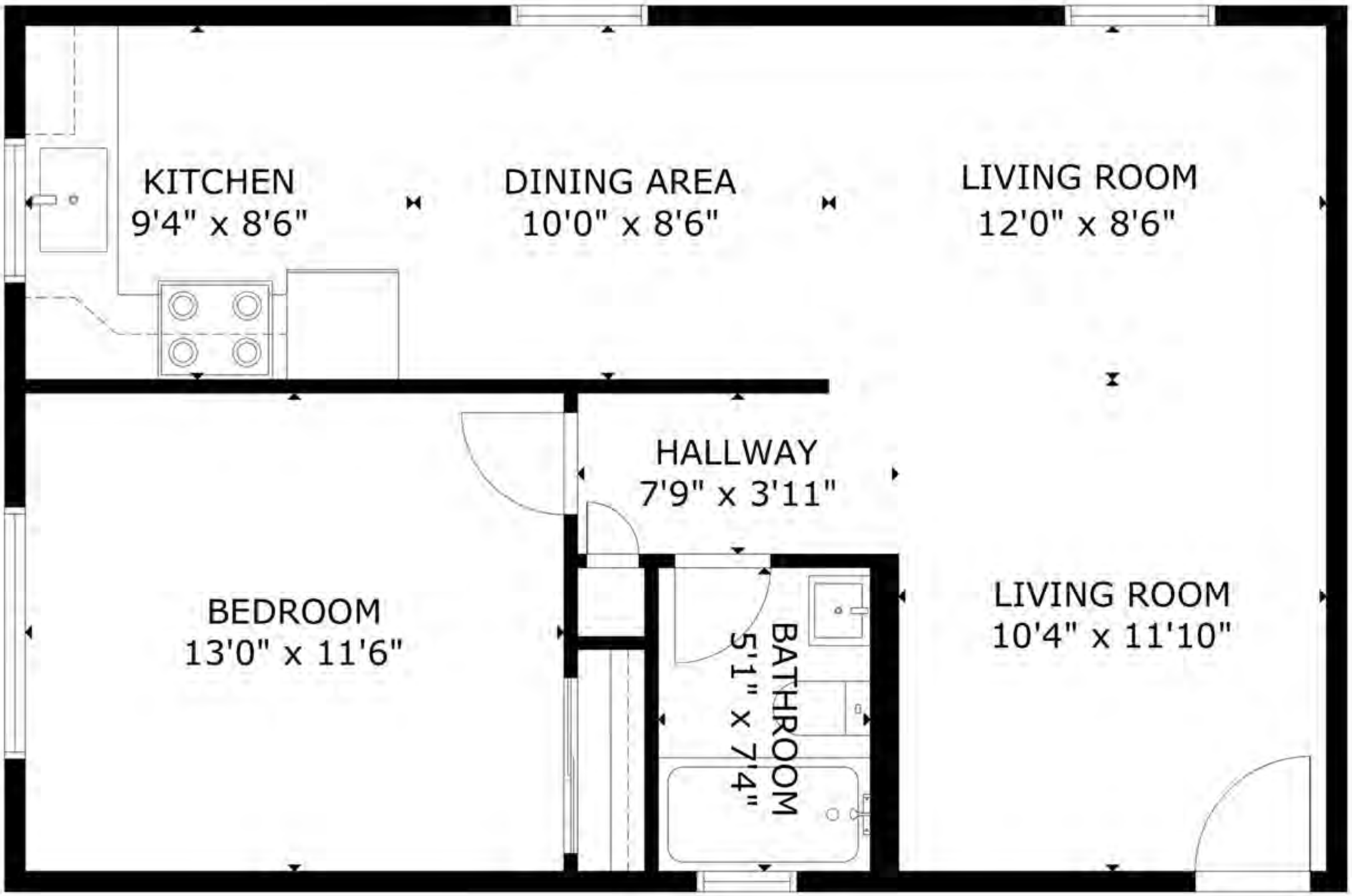
- A. Property Photos
- B. Floor Plan



PROPERTY PHOTOS

PROPERTY PHOTOS

FLOOR PLAN



GROSS INTERNAL AREA
TOTAL: 638 sq.ft
FLOOR 1: 638 sq.ft

II. Location Overview

- A. Regional & Local Overview
- B. City Overview
- C. City Demographics

REGIONAL & LOCAL OVERVIEW

- Over 7.34 million residents and the highest percentage of graduate and professional degrees in the nation.
- Home to 29 Fortune 500 companies, and 32 companies which have been included on Inc. 500's list of fastest growing private companies.
- A Superb quality of life with a Mediterranean climate, world-class cultural resources, and the stunning natural beauty of the Pacific Ocean and the Sierra Nevada Mountains.
- The highest concentration of venture capital firms in the world which have invested an average of $10 billion annually in 1,100 local area firms.
- Proximity to outstanding education and research institutions at Stanford University, UC Berkeley, UC Davis, University of San Francisco, Santa Clara University, and San Jose State University.

REDWOOD CITY

OVERVIEW

Redwood City located in the heart of the peninsula, is central to some of the world's largest high- tech corporations. Many of the Nation's top tech employers are located within close proximity including Oracle, Google, Electronic Arts, Equinix, Shutterfly as well as many others.

Redwood City is one of the most developed cities on the peninsula and continues to surge with future planned developments, creating long-term value growth for nearby property owners.

The city's vibrant downtown, quickly becoming known as the entertainment hub of the San Francisco Peninsula, offers residents, visitors, and businesses a unique retail, entertainment, and restaurant experience.

REDWOOD CITY

DEMOGRAPHICS

*Metrics as of 2024

POPULATION ESTIMATE	MEDIAN HOUSEHOLD INCOME
82K	$158K

MEDIAN PROPERTY VALUE	NUMBER OF EMPLOYEES
$1.8M	44K

MAGNIFY

III. Financials

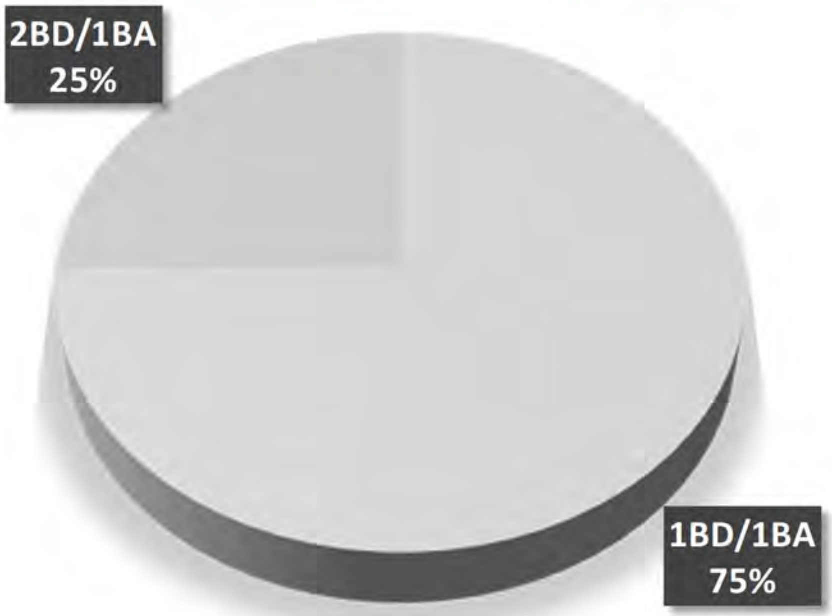
- A. Rent Roll
- B. Unit Mix
- C. Financial Overview

RENT ROLL

Unit #	Unit Type	Current Rent	Market Rent
1	2BD/1BA	$2,650	$3,195
2	1BD/1BA	$2,392	$2,795
3	1BD/1BA	$2,175	$2,795
4	1BD/1BA	$2,600	$2,795
4 UNITS	***ALL***	***$9,817***	***$11,580***

UNIT MIX

Unit Type	% of Units	# of Units	Avg Current Rent	Avg Market Rent
1BD/1BA	75%	3	$2,389	$2,795
2BD/1BA	25%	1	$2,650	$3,195
Grand Total	**100%**	**4**	**$2,454**	**$2,895**



FINANCIAL OVERVIEW

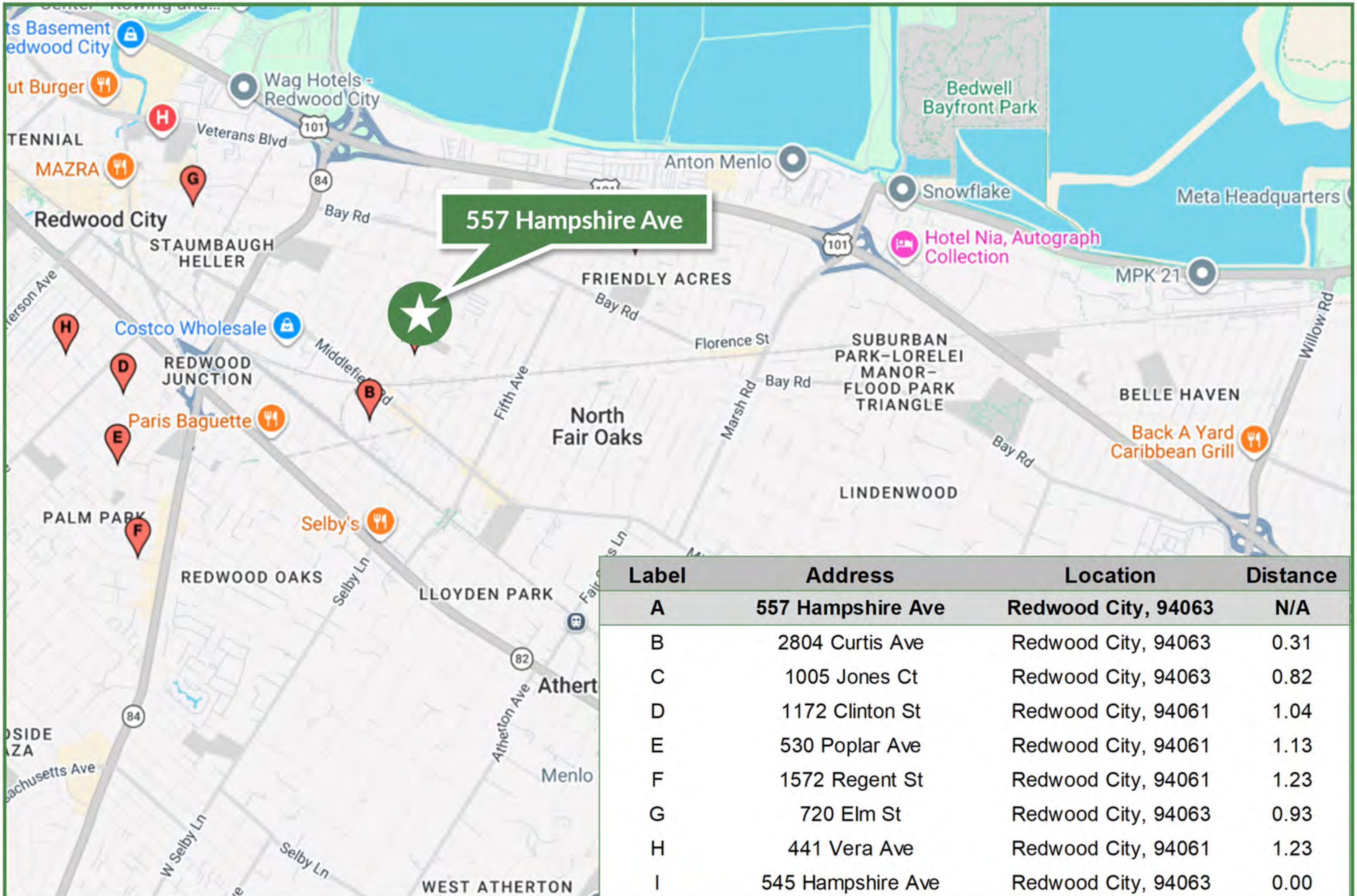
	CURRENT	MONTHLY	PRO FORMA	MONTHLY	Notes
REVENUES					
Gross Potential Rent	$117,804	$9,817	$138,960	$11,580	
Laundry Income	$720	$60	$720	$60	Est. - $15/mo per unit
Gross Potential Income	$118,524	$9,877	$139,680	$11,640	
Vacancy	$3,534	$295	$4,169	$347	Assumed 3% Vacancy
Effective Gross Income	$114,990	$9,582	$135,511	$11,293	
EXPENSES					
Real Estate Taxes	$16,412	$1,368	$16,412	$1,368	Estimated on list price
Special Tax & Assessments	$6,895	$575	$6,895	$575	Actual - $6895/yr
Insurance	$4,950	$413	$4,950	$413	Est. - $1.50 per SF
Utilities	$9,989	$832	$9,989	$832	2026 YTD, Annualized
Landscaping	$600	$50	$600	$50	Est. - $50/mo
Repairs & Maintenance	$3,000	$250	$3,000	$250	Est. - $750 per unit
Total Expenses	$41,846	$3,487	$41,846	$3,487	
Expense Ratio (%EGI)	36%		31%		
PROFITS AND CASH FLOW					
Net Operating Income (NOI)	$73,144	$6,095	$93,666	$7,805	
Loan Payment	$70,147	$5,846	$70,147	$5,846	
Net Cash Flow	$2,997	$250	$23,518	$1,960	
Cash-on-Cash Return (%)	0.6%		4.5%		
Loan Reduction	$11,973	$998	$11,973	$998	
Total Return	$14,970	$1,248	$35,491	$2,958	
Return on Investment (ROI)	2.9%		6.8%		

MAGNIFY

III. Sale Comps

- A. Map
- B. Key Details
- C. Key Metrics

MAP OF SALE COMPS



Label	Address	Location	Distance
A	557 Hampshire Ave	Redwood City, 94063	N/A
B	2804 Curtis Ave	Redwood City, 94063	0.31
C	1005 Jones Ct	Redwood City, 94063	0.82
D	1172 Clinton St	Redwood City, 94061	1.04
E	530 Poplar Ave	Redwood City, 94061	1.13
F	1572 Regent St	Redwood City, 94061	1.23
G	720 Elm St	Redwood City, 94063	0.93
H	441 Vera Ave	Redwood City, 94061	1.23
I	545 Hampshire Ave	Redwood City, 94063	0.00

KEY DETAILS FOR SALE COMPS

	Address	Location	Distance (mi)	Price	Units	Unit Mix	Building SF	Land SF	Built	Sale Date
A	**557 Hampshire Ave**	**Redwood City, 94063**	**Subject Property**	**$1,500,000**	**4**	**3(1BD/1BA) 1(2BD/1BA)**	**3,300**	**5,000**	**1962**	**Subject Property**
B	**2804 Curtis Ave**	Redwood City, 94063	0.31	$1,450,000	4	4 (1BD/1BA)	2,080	5,000	1955	5/2/2025
C	**1005 Jones Ct**	Redwood City, 94063	0.82	$1,980,000	4	4 (2BD/1BA)	4,502	11,931	1961	9/29/2025
D	**1172 Clinton St**	Redwood City, 94061	1.04	$1,850,000	4	4 (2BD/1BA)	3,430	5,693	1955	7/16/2025
E	**530 Poplar Ave**	Redwood City, 94061	1.13	$1,600,000	4	3 (1BD/1BA) 1 (2BD/1BA)	2,768	6,000	1951	1/10/2025
F	**1572 Regent St**	Redwood City, 94061	1.23	$1,790,000	4	4 (2BD/1BA)	3,110	6,471	1962	6/5/2025
G	**720 Elm St**	Redwood City, 94063	0.93	$1,830,000	3	2 (1BD/1BA) 1 (2BD/1BA)	3,102	5,000	1938	6/23/2025
H	**441 Vera Ave**	Redwood City, 94061	1.23	$1,950,000	4	4 (2BD/1BA)	2,974	11,005	1923	8/8/2025
I	**545 Hampshire Ave**	Redwood City, 94063	0.00	$1,500,000	4	3 (1BD/1BA) 1 (2BD/1BA)	3,200	5,000	1962	6/5/2026

KEY METRICS FOR SALE COMPS

	Address	Location	Cap Rate	GRM	Price/Unit	Norm. PPU	Price/SF	Price/LSF	Avg Unit	Additional Notes
A	**557 Hampshire Ave**	**Redwood City, 94063**	**4.9%**	**12.7**	**$375,000**	**$348,837**	**$455**	**$300**	**825**	**N/A**
B	**2804 Curtis Ave**	Redwood City, 94063	4.9%	14.1	$362,500	$362,500	$697	$290	520	2-Story Building
C	**1005 Jones Ct**	Redwood City, 94063	4.7%	14.4	$495,000	$380,769	$440	$166	1,126	1-Story Building
D	**1172 Clinton St**	Redwood City, 94061	3.4%	18.7	$462,500	$355,769	$539	$325	858	2-Story Building
E	**530 Poplar Ave**	Redwood City, 94061	4.6%	14.7	$400,000	$372,093	$578	$267	692	2-Story Building
F	**1572 Regent St**	Redwood City, 94061	3.2%	17.6	$447,500	$344,231	$576	$277	778	2-Story Building
G	**720 Elm St**	Redwood City, 94063	N/A	N/A	$610,000	$554,545	$590	$366	1,034	2-Story Building
H	**441 Vera Ave**	Redwood City, 94061	N/A	N/A	$487,500	$375,000	$656	$177	744	1-Story Building
I	**545 Hampshire Ave**	Redwood City, 94063	5.2%	13.0	$375,000	$348,837	$469	$300	800	2-Story Building

MAGNIFY

V. Sale Comps Analysis

I. Cap Rate

II. Gross Rent Multiplier

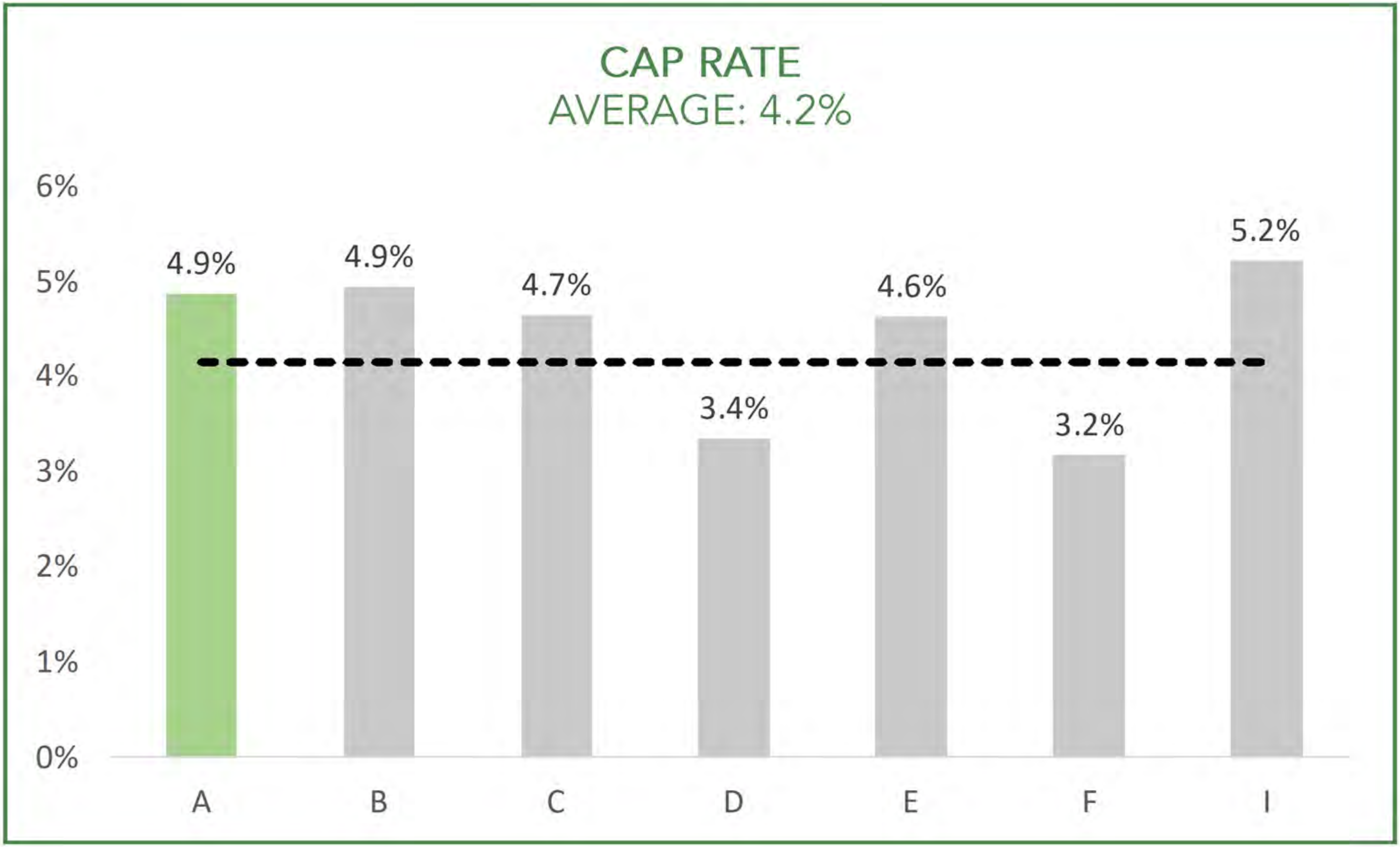
III. Price / Unit

IV. Normalized Price / Unit

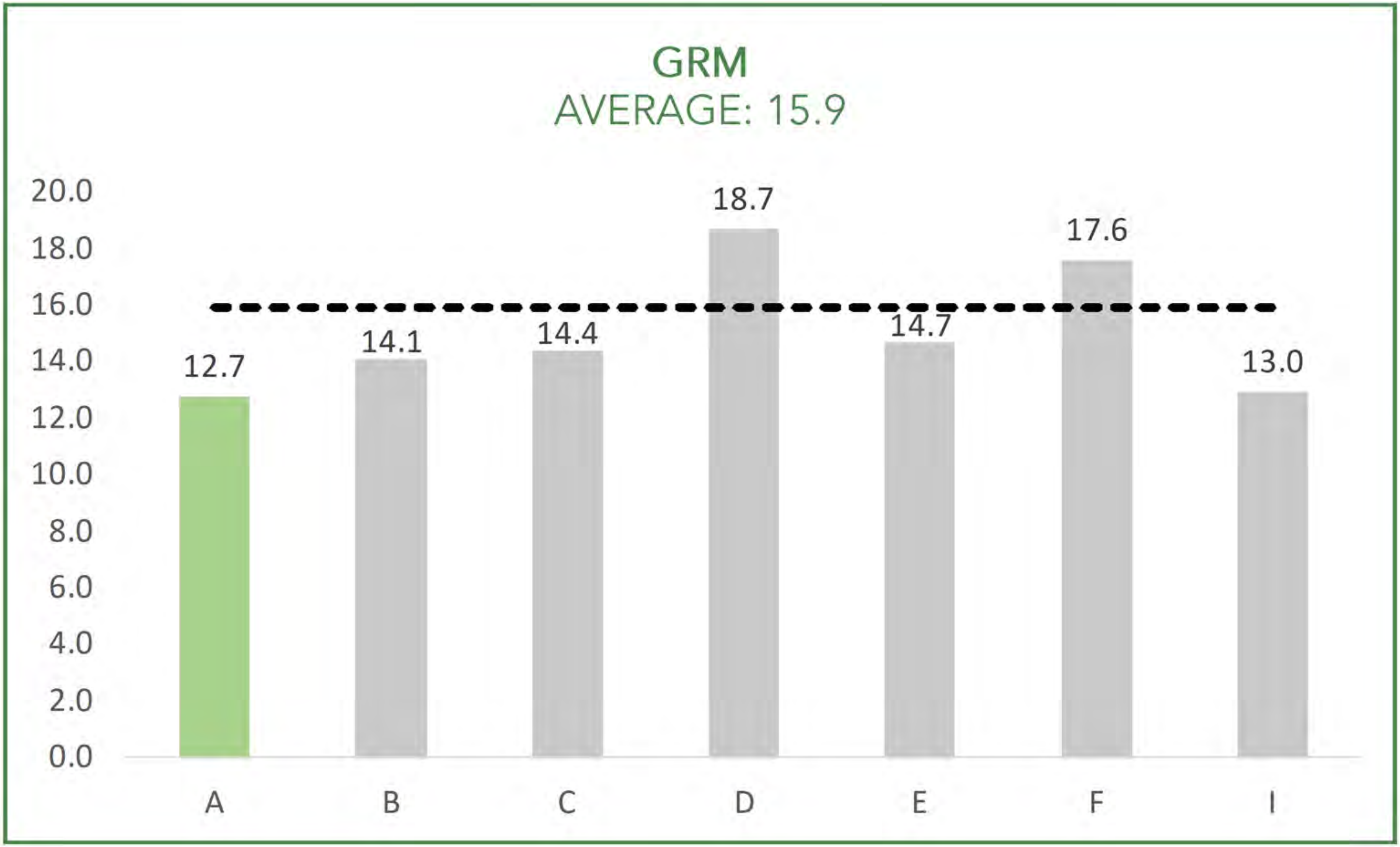
V. Price / SF

VI. Price / Land SF

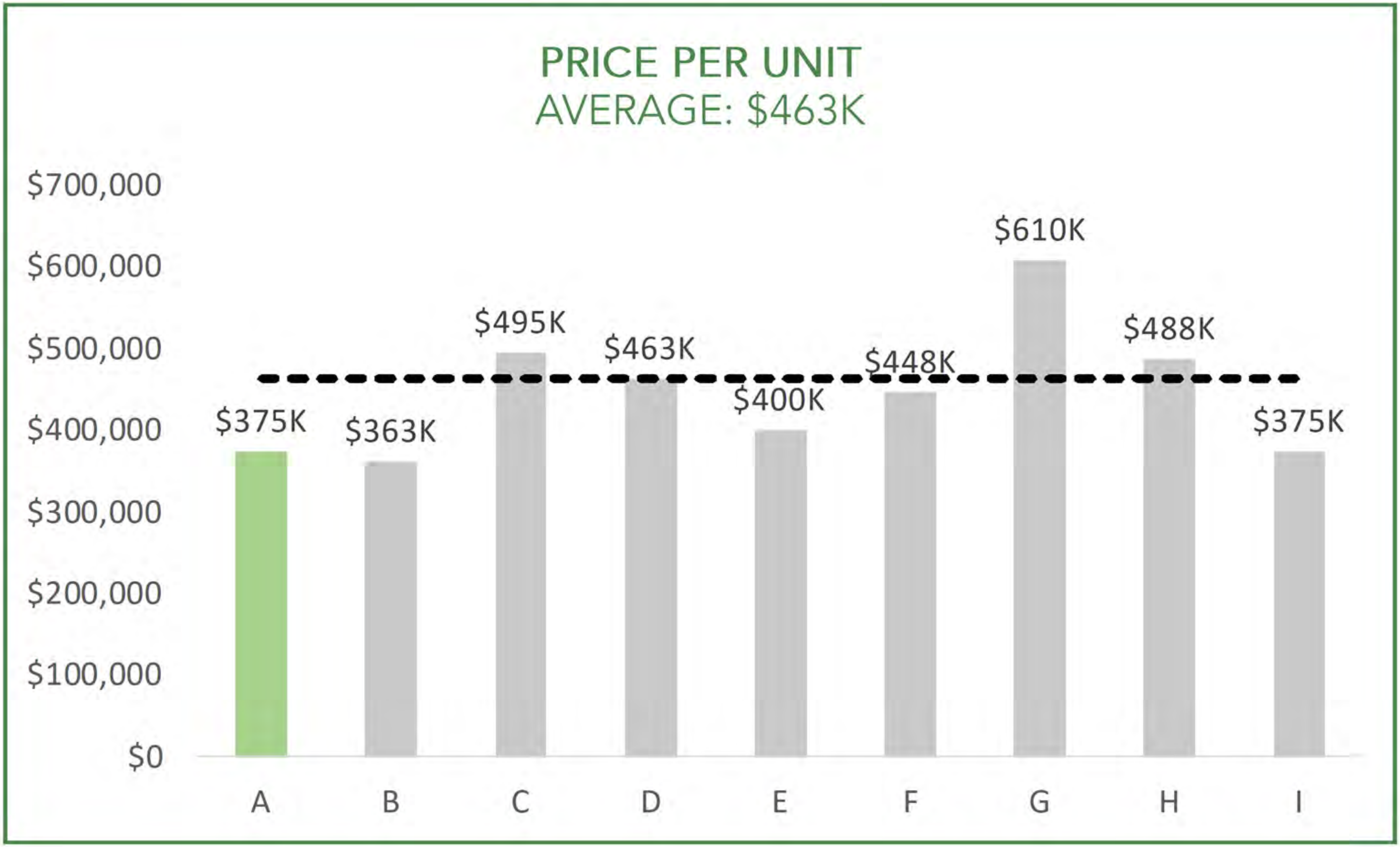
SALE COMPS ANALYSIS



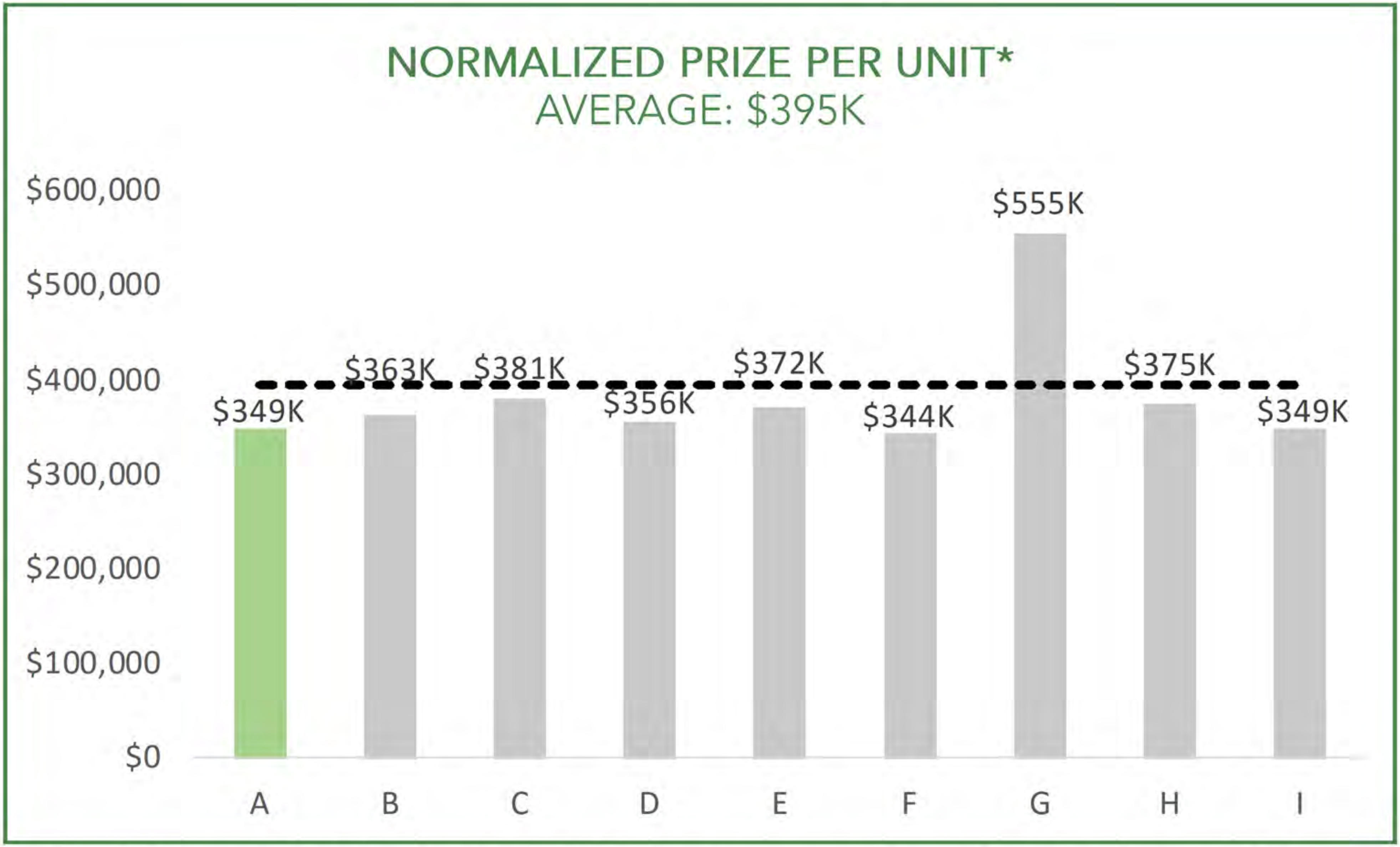
SALE COMPS ANALYSIS



SALE COMPS ANALYSIS

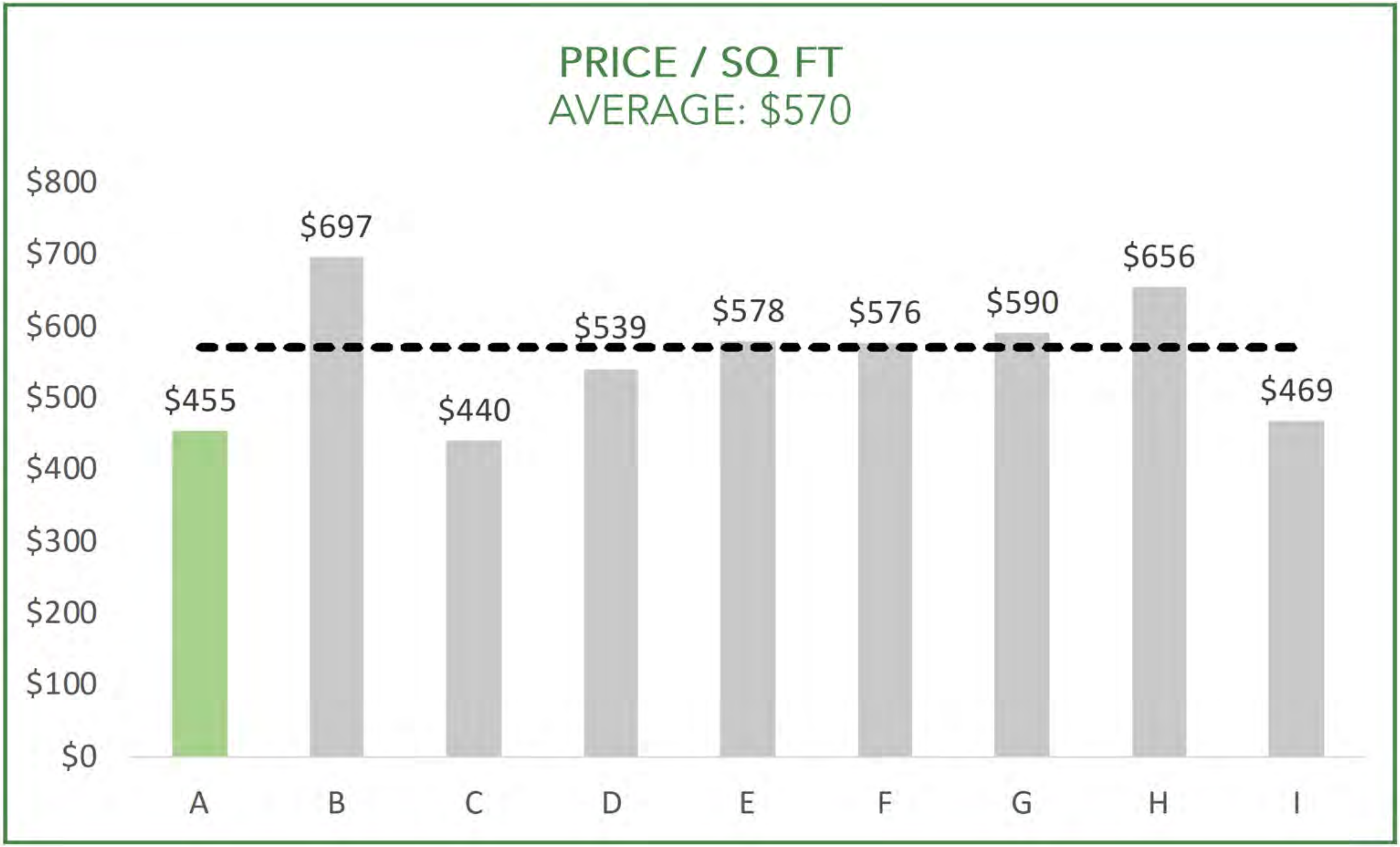


SALE COMPS ANALYSIS

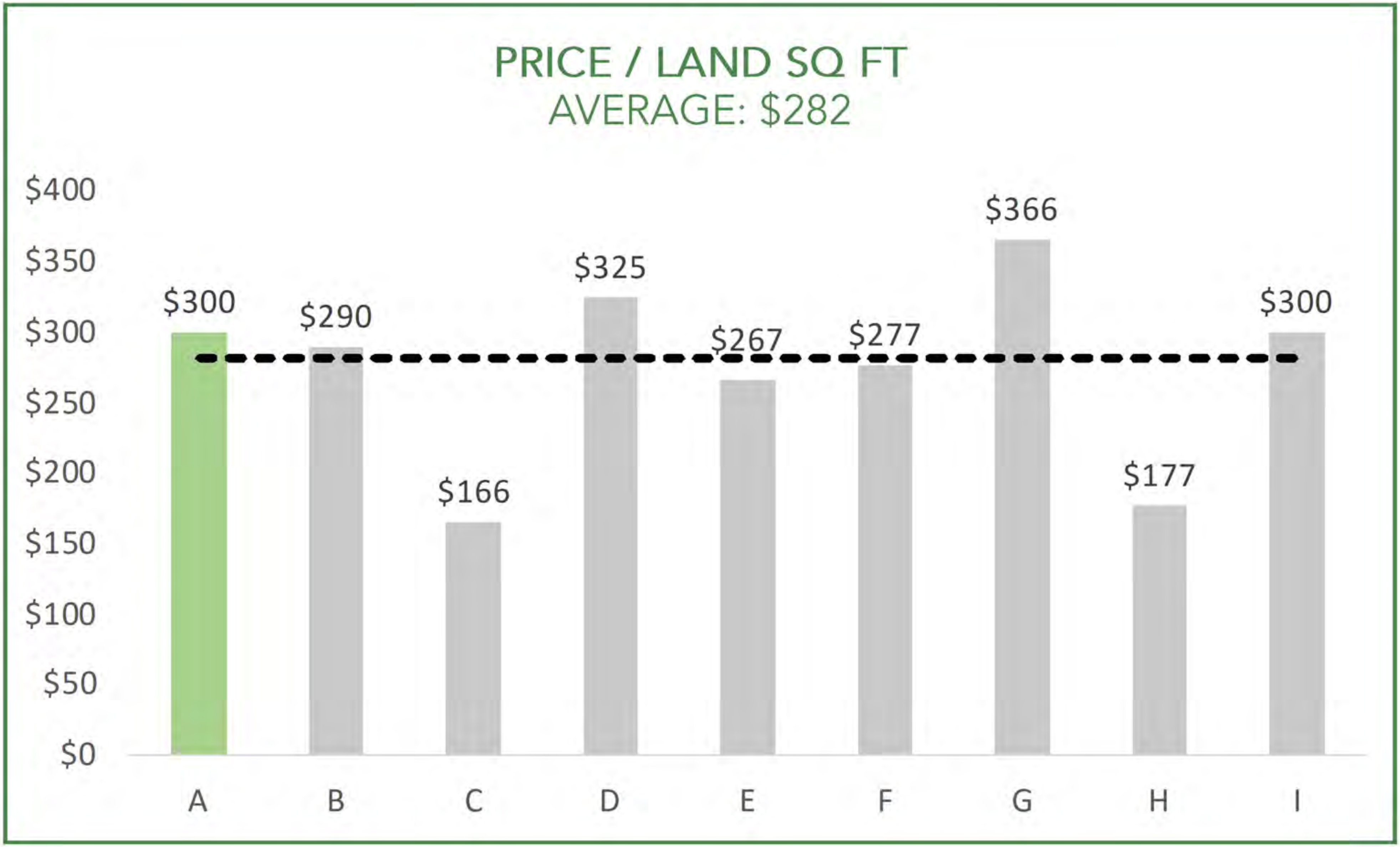


*Normalized price per unit adjust for the number of bedrooms (as # of bedrooms increases, norm PPU decreases). Better unit mix = lower normalized PPU

SALE COMPS ANALYSIS



SALE COMPS ANALYSIS



CONFIDENTIALITY AGREEMENT

This Confidential Offering Memorandum (the "Memorandum") has been prepared and presented to the recipient (the "Recipient") by Magnify Real Estate ("Magnify") as part of Magnify's efforts to market the real property for sale. Magnify is the exclusive agent and broker for the owner(s) of the Property (the "Owner"). Magnify 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. Magnify 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 Magnify, 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 Magnify

PLEASE NOTE THE FOLLOWING: Magnify, 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 Magnify 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, Magnify 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, Magnify will provide the Recipient with copies of all referenced contracts and other documents.

Magnify 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. Magnify 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.

MAGNIFY

557 HAMPSHIRE AVE,
REDWOOD CITY CA, 94063

DAVID KATZ
(408) 317-4577
David@MagnifyEquity.com
CA Lic. 01971921

WILL THARP
(650) 918-0742
Will@MagnifyEquity.com
CA Lic. 01984173

ERIC KATZ
(408) 317-0187
Eric@MagnifyEquity.com
CA Lic. 01900078

VISIT WEBSITE