MKD GROUP

CONFIDENTIAL
OFFERING MEMORANDUM
FOR QUALIFIED INVESTORS ONLY

MKD GROUP AT COMPASS PRESENTS

15-UNIT MIXED-USE INVESTMENT OPPORTUNITY

3732–3744 Grand Avenue

9 RESIDENTIAL · 6 COMMERCIAL · GRAND LAKE CORRIDOR

Grand Lake District · Oakland, CA 94610

OFFERING PRICE	CURRENT CAP	PRO FORMA CAP	PRICE / UNIT	PRO FORMA NOI
$2,600,000	5.39%	7.23%	$173,333	$187,860

EXCLUSIVELY OFFERED BY

MKD Group Realty

MARK CHOW DRE# 01347820 · MARCO BARRETTO DRE# 02078316

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EXECUTIVE SUMMARY

A 15-unit mixed-use asset on Oakland's Grand Lake corridor.

MKD Group is pleased to present 3732–3744 Grand Avenue, a 15-unit mixed-use investment property in Oakland's Grand Lake district. The asset combines nine apartment units over a row of six ground-level retail and commercial storefronts along one of Oakland's most established neighborhood commercial corridors — steps from Lake Merritt, the Grand Lake Theater, and the Saturday farmers' market.

Offered at $2,600,000 ($173,333 per unit), the property delivers in-place income from 12 occupied units with significant, immediately actionable upside: two vacant residential units and one vacant commercial space ready for lease-up at $1,500–$1,900 per month — rent levels proven by three in-building commercial leases and recent comparable one-bedroom leasing — plus substantial loss-to-lease across long-term tenancies that converts to value as units turn under vacancy decontrol.

OFFERING SNAPSHOT

OFFERING PRICE	$2,600,000	TOTAL UNITS	15 (9 Res + 6 Comm)
PRO FORMA CAP RATE	**7.23%**	CURRENT CAP RATE	5.39%
PRICE PER UNIT	$173,333	OCCUPANCY	80% (12 of 15 Units)
PRO FORMA NOI	**$187,860**	CURRENT GROSS INCOME	$219,363 / yr
PRO FORMA GRM	**9.6x**	CURRENT GRM	11.9×

INVESTMENT HIGHLIGHTS

— Immediate Lease-Up Upside. Three units — two residential, one commercial — can be leased today at $1,500–$1,900/month, adding $58,800 of annual income. Three in-building commercial leases signed in 2026 at $1,495/month, plus comparable one-bedroom leasing at $1,900/month, provide documented proof of achievable rents.

— **Documented Loss-to-Lease.** Long-term tenancies dating to 2011–2014 sit well below the building's own 2026 lease comps, creating a durable mark-to-market runway under Costa-Hawkins vacancy decontrol.

— **Stable Commercial Income.** Five of six commercial units are occupied, including three new 2026 leases with terms running through 2029. Commercial tenancies are exempt from Oakland rent stabilization.

— **Diversified Income Stream.** Residential-plus-retail mix spreads risk across two tenant bases and keeps operations resilient through market cycles.

— **Grand Lake Corridor Location.** High-visibility Grand Avenue frontage in a walkable, amenity-rich district with strong rental demand from Lake Merritt, Piedmont-adjacent neighborhoods, and the I-580 commute corridor.

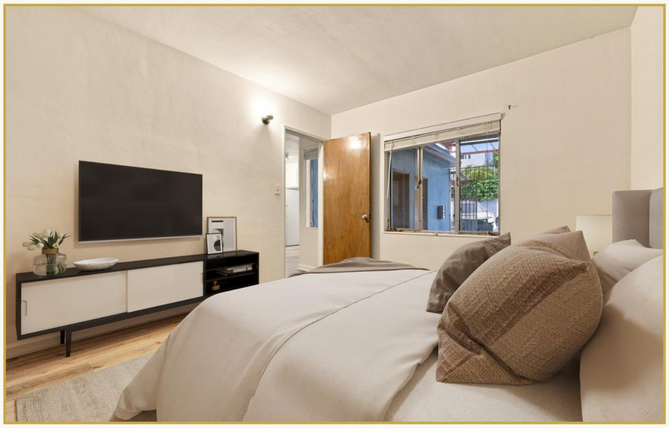
— **Scale at an Attainable Basis.** Fifteen units at $173,333 per unit — well below replacement cost for mixed-use product on a corridor of this quality.

PROPERTY PHOTOS

3732–3744 Grand Avenue — exterior, residential, and commercial interiors

Ground-Floor Commercial Storefronts

Staged Residential Living Room



Staged Residential Bedroom

Commercial Suite — Retail / Gallery

Commercial Suite — Fitness / Wellness

Rear Courtyard & Unit Entries

PROPERTY DETAILS

ADDRESS	3732–3744 Grand Ave, Oakland, CA 94610	COUNTY	Alameda
TOTAL UNITS	15	STORIES	2
RESIDENTIAL	9 Units (5 Studio, 4 One-Bedroom)	COMMERCIAL	6 Ground-Floor Storefronts
OCCUPANCY	80% (12 of 15)	DELIVERED VACANT	Units #3, #5 + One Commercial
RENT REGULATION	Residential: Oakland RAP · Commercial: Exempt	PARKING INCOME	$923 / yr
PRO FORMA PARKING INCOME	11 Spots @ $7,200 / yr		

UNIT MIX SUMMARY

UNIT TYPE	UNITS	OCCUPIED	AVG IN-PLACE RENT (OCCUPIED)	PRO FORMA RENT (VACANT UNITS)
Studio / 1BA	5	4	$1,122 / mo	$1,500 / mo
1BD / 1BA	4	3	$1,478 / mo	$1,900 / mo
Commercial / Retail	6	5	$1,749 / mo	$1,500 / mo
TOTAL	**15**	**12**	**$1,472 / mo**	—

Pro forma rent of $1,500/month applies to the vacant studio unit and vacant commercial space; $1,900/month applies to the vacant one-bedroom unit (Unit #5), supported by three in-building commercial leases signed January–May 2026 at $1,495/month and comparable one-bedroom leasing at $1,900/month. Unit #5 is the former owner's unit, delivered vacant at close of escrow. Building and lot square footage, APN, and year built available upon request and to be independently verified.

RENT ROLL (AS OF 05/07/2026)

UNIT	TYPE	STATUS	CURRENT RENT	MO. CHARGES	LEASE START	PRO FORMA RENT
3732 #1	Studio / 1BA	Occupied	$892.64	—	09/2013	$892.64
3732 #2	Studio / 1BA	Occupied	$1,401.13	—	09/2020	$1,401.13
3732 #3	**Studio / 1BA**	**Vacant**	—	—	—	**$1,500.00**
3732 #4	1BD / 1BA	Occupied	$1,506.96	—	03/2025	$1,506.96
3732 #5	**1BD / 1BA**	**Vacant***	—	—	—	$1,900.00
3732 #6	Studio / 1BA	Occupied	$1,357.82	$76.88	06/2021	$1,357.82
3732 #7	1BD / 1BA	Occupied	$1,050.74	—	10/2011	$1,050.74
3732 #8	Studio / 1BA	Occupied	$835.58	—	09/2014	$835.58
3732 #9	1BD / 1BA	Occupied	$1,874.96	—	06/2016	$1,874.96
3734	Retail	Occupied	$2,130.82	$175.00	05/2019	$2,130.82
3736	Retail	Occupied	$2,130.82	$175.00	02/2023	$2,130.82
3738	**Commercial**	**Vacant**	—	—	—	**$1,500.00**
3740	Commercial	Occupied	$1,495.00	$55.00	05/2026	$1,495.00
3742	Commercial	Occupied	$1,495.00	$55.00	01/2026	$1,495.00
3744	Commercial	Occupied	$1,495.00	—	04/2026	$1,495.00
TOTAL (15 UNITS)			**$17,666.47**	**$536.88**	—	**$22,566.47**

*Source: property manager rent roll dated 05/07/2026. Tenant names withheld for privacy; a complete certified rent roll is available to qualified buyers upon request. *Unit #5 is the former owner's unit, delivered vacant at close of escrow. Highlighted rows are vacant units, shown at pro forma rent: $1,500/month for the studio and commercial units, $1,900/month for the one-bedroom unit. Three commercial leases signed in 2026 carry terms running through 2027–2029; the commercial lease schedule is available upon request. Monthly charges reflect utility and other recurring tenant charges.*

FINANCIAL ANALYSIS — ANNUAL OPERATING SUMMARY

The current column reflects the 05/07/2026 rent roll annualized, with vacant units at $0. The pro forma adds the three vacant units at market rent — $1,500/month for the studio and commercial units, $1,900/month for the one-bedroom — less a 4% stabilized vacancy allowance. Both columns apply normalized 2025 operating expenses with property taxes reassessed at the $2,600,000 offering price.

ANNUAL OPERATING SUMMARY	CURRENT	PRO FORMA
Gross Scheduled Rent	$211,998	$270,798
Tenant Charges (Utilities / Other)	$6,443	$6,443
Parking Income	$923	$923
Gross Scheduled Income	**$219,363**	$278,164
Less: Vacancy Allowance (4%)	—	($11,127)
Effective Gross Income	**$219,363**	$267,037
Less: Operating Expenses (Normalized)	($79,177)	($79,177)
NET OPERATING INCOME	**$140,186**	**$187,860**

RETURN METRICS AT $2,600,000

Capitalization Rate	5.39%	7.23%
Gross Rent Multiplier	11.9×	9.6x
Price Per Unit		$173,333

UNDERWRITING NOTES

— Pro forma adds the two vacant residential units and one vacant commercial unit at market rent — $1,500/month for the studio and commercial units, $1,900/month for the one-bedroom — supported by 2026 leasing comps.

- Operating expenses are 2025 actuals per the seller's operating statement, normalized to exclude approximately $8,795 of one-time and turnover costs, with property taxes reassessed at the offering price. See the following page for the full expense schedule.
- Oakland rent stabilization (Measure EE / Just Cause) applies to the nine residential tenancies; the six commercial units are exempt. Residential rents on vacant units may be set at market under Costa-Hawkins.
- Significant additional loss-to-lease exists across tenancies originating 2011–2014; this upside is realized at natural turnover and is not credited in the pro forma above.

OPERATING EXPENSES — NORMALIZED 2025 ACTUALS

EXPENSE CATEGORY	ANNUAL	% OF EGI	PER UNIT
ADMINISTRATIVE			
Management Fees	$8,666	3.3%	$578
Total Administrative	**$8,666**	**3.3%**	**$578**
UTILITIES			
Utilities	$4,140	1.6%	$276
Garbage & Recycling	$10,446	4.0%	$696
Total Utilities	**$14,586**	**5.6%**	**$972**
REPAIRS & MAINTENANCE			
Gardening & Landscaping	$1,950	0.7%	$130
Electrical	$1,270	0.5%	$85
Maintenance Labor	$987	0.4%	$66
Fire Safety Inspection / Repairs	$877	0.3%	$58
Roof Repairs & Maintenance	$747	0.3%	$50
Plumbing	$632	0.2%	$42
HVAC	$445	0.2%	$30
Total Repairs & Maintenance	**$6,908**	**2.6%**	**$461**
TAXES & INSURANCE			
Property Taxes (Reassessed at $2,600,000)	$35,100	13.4%	$2,340
Insurance — Property	$13,917	5.3%	$928
Total Taxes & Insurance	**$49,017**	**18.7%**	**$3,268**
TOTAL OPERATING EXPENSES	**$79,177**	**30.2%**	**$5,278**
NET OPERATING INCOME (PRO FORMA)	**$183,251**	**69.8%**	**$12,217**

Source: seller's 2025 operating statement (01/01/2025–12/31/2025). One-time and turnover costs totaling approximately $8,795 — fines & penalties, rental commissions, rekeying, water-heater replacement, CO detectors, painting, flooring, cleaning, and keys — have been excluded; two credit entries (janitorial, water) are shown at $0. Property taxes are underwritten at approximately 1.35% of the $2,600,000 offering price; actual reassessed taxes, including direct assessments, will be determined by Alameda County. Actual 2025 total expenses were $59,406 on the seller's existing tax basis. % of EGI is calculated on pro forma effective gross income of $262,428.

VALUATION ANALYSIS

The valuation matrix below illustrates indicated value across a range of capitalization rates applied to pro forma net operating income of $187,860. The asking price of $2,600,000 reflects a 7.23% pro forma cap rate.

CAP RATE	INDICATED VALUE	PER UNIT	GRM (PRO FORMA)
6.00%	$3,131,007	$208,734	11.3x
6.25%	$3,005,767	$200,384	10.8x
6.50%	$2,890,161	$192,677	10.4x
6.75%	$2,783,118	$185,541	10.0x
7.23% · **Asking**	**$2,600,000**	**$173,333**	9.3x

Indicated value calculated as pro forma NOI ÷ cap rate. GRM derived from pro forma gross scheduled income of $278,164. Buyers should conduct independent due diligence and apply their own underwriting assumptions.

COMPARABLE TRANSACTIONS

Recent multifamily sales in the Adams Point and Lake Merritt submarkets provide context for the offering price. The subject's $173,333 per-unit basis is in line with recent lakeside sales while offering a materially higher stabilized yield.

PROPERTY	SUBMARKET	UNITS	SALE PRICE	PRICE / UNIT	CAP RATE
338 Portland Ave, Oakland	Adams Point	12	$2,150,000	$179,167	4.89%
2306 Waverly St, Oakland	Lake Merritt	12	$1,825,000	$152,083	6.51%
206 23rd St, Oakland	Lake Merritt	9	$1,625,000	$180,556	6.10%
3732–3744 Grand Ave (Subject)	**Grand Lake**	**15**	**$2,600,000**	**$173,333**	**7.05% (Asking)**

Source: brokerage-reported transactions and public records. Sale dates, terms, and property characteristics should be independently verified. Comparables are 100% residential; the subject's commercial component trades on income rather than per-unit metrics, making its blended basis conservative.

RENT COMPARABLES — IN-BUILDING LEASES

UNIT	TYPE	SIGNED	RENT
3740	Commercial	05/2026	$1,495 / mo
3744	Commercial	04/2026	$1,495 / mo
3742	Commercial	01/2026	$1,495 / mo
3732 #4	1BD / 1BA	03/2025	$1,507 / mo

The most reliable rent comps are the building's own recent leases. Four leases signed since March 2025 support the $1,500/month pro forma rent applied to the three vacant units.

THE GRAND LAKE DISTRICT, OAKLAND

One of the East Bay's most established neighborhood commercial corridors.

The property fronts Grand Avenue in Oakland's Grand Lake district. The corridor is anchored by the historic Grand Lake Theatre, the long-running Saturday farmers' market, and a dense mix of restaurants, cafés, fitness studios, and neighborhood services that draw consistent foot traffic seven days a week.

Residents are minutes on foot from Lake Merritt and its 3.4-mile recreational loop, with the Lakeshore Avenue retail district immediately adjacent. The location offers direct access to I-580 and Highway 24, AC Transit Transbay service to San Francisco, and proximity to the 19th Street and Lake Merritt BART stations. Adjacent Piedmont-side neighborhoods — Crocker Highlands and Trestle Glen — support some of the strongest rental demand in Oakland.

LOCATION HIGHLIGHTS

- **Walkable Corridor Retail.** High-visibility Grand Avenue frontage with established daily-needs foot traffic supporting the ground-floor commercial units.
- **Lake Merritt Proximity.** Steps from Oakland's signature park and recreational amenity — a durable, location-driven rental demand driver.
- **Transit & Commute Access.** I-580 / Hwy 24 access, AC Transit Transbay lines, and BART within reach for San Francisco and broader East Bay commuters.
- **Supply-Constrained Submarket.** Mature, built-out district with limited new mixed-use supply, supporting long-term rent growth and occupancy.

THE OPPORTUNITY

3732–3744 Grand Avenue offers an investor scale, a diversified residential-plus-retail income stream, and a clearly mapped path from 80% occupancy and in-place rents to a stabilized 7.05% pro forma yield — all at a per-unit basis rarely available on a corridor of this quality. The lease-up upside is proven by the building's own recent leases, not by outside comps.

LOCATION & NEARBY AMENITIES

The property sits on upper Grand Avenue with the full Grand Lake and Lakeshore retail districts, Lake Merritt, and regional transit all within roughly a mile.

NEIGHBORHOOD ANCHORS

Grand Lake Theatre — 0.4 mi
Historic 1926 movie palace anchoring the corridor

Grand Lake Farmers' Market — 0.4 mi
Every Saturday at Splash Pad Park

Lake Merritt — 0.6 mi
3.4-mile recreational loop and parkland

Morcom Rose Garden — 0.3 mi
8-acre municipal garden off Grand Ave

GROCERY & RETAIL

Trader Joe's — 0.6 mi
Lakeshore Avenue

Lakeshore Avenue Retail District — 0.5 mi
Grocery, pharmacy, banking, dining

Whole Foods Market — 1.2 mi
Bay Place, near Grand Ave

Grand Avenue Corridor — 0.0 mi
Restaurants, cafés, fitness, services at the doorstep

HEALTHCARE

Kaiser Permanente Oakland Medical Center — 1.3 mi
Major full-service hospital campus

Alta Bates Summit Medical Center — 1.5 mi
Summit campus, Pill Hill

TRANSPORTATION

I-580 On-Ramps — 0.2 mi
Direct access from Grand Ave

AC Transit Transbay Lines — On block
Direct service to San Francisco from Grand Ave

19th Street BART — 1.4 mi
Uptown Oakland station

Lake Merritt BART — 1.6 mi
South end of the lake

Distances are approximate walking or driving distances and should be independently verified.

ABOUT THE TEAM

Mark Chow

FOUNDER & PRESIDENT

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A seasoned real estate professional with over 18 years of experience across all areas of real estate, including product marketing and positioning, property valuation and analysis, and asset acquisitions and dispositions with a focus on minimizing taxation and maximizing revenue. Specializing in the San Francisco Bay Area market, Mark leverages deep connections and an expansive network to provide unparalleled value to his clients. Before real estate, he began his career as one of the first employees at Amazon.com, where he helped design the customer experience platform.

Marco Barretto

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Over six years specializing in multifamily investment properties throughout the Bay Area, with a focus on identifying value and analyzing opportunities from a strategic investment perspective. Marco earned his B.A. in Economics from the University of San Francisco in 2018, where he competed as an NCAA Division I tennis player and earned ITA All-Academic honors. Born and raised in Marin County, he brings discipline and competitive drive to achieve strong results for his clients.

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YTD Financial Performance

Actual operating results, January–July 2026, sourced from managing agent statements. One-time capital repair excluded per note below

Monthly Operating Summary	Jan–Jul 2026 (Actual)	Excl. One-Time Repair
Total Operating Income	$115,164	$115,164
Total Operating Expense	$55,772	$36,322
of which: one-time repair (Jan)	$19,450	—
Net Operating Income (NOI)	**$59,392**	**$78,842**

Annualized Run-Rate (7-mo actual × 12/7)

	Reported (incl. repair)	Adjusted (ex. one-time)
Annualized Income	$197,425	$197,425
Annualized Operating Expense	$95,608	$62,266
Annualized NOI	**$101,817**	**$135,158**
Expense Ratio	48.4%	31.5%
Implied Cap Rate @ $2,600,000	**3.92%**	**5.20%**

TREATMENT OF ONE-TIME EXPENSE

A $19,450 capital repair posted entirely in January 2026 is excluded from the adjusted run-rate above as a non-recurring capital item rather than an operating expense. All other YTD income and expense line items are actual, unadjusted results reported by the managing agent through July 31, 2026. Adjusted annualized NOI of $135,158 reflects an in-place run-rate that remains below the Pro Forma NOI of $187,860 shown elsewhere in this Offering Memorandum, consistent with an asset still in lease-up.

Institutional Return Metrics

Debt-sizing and coverage metrics under illustrative acquisition financing, shown across three NOI scenarios.

ILLUSTRATIVE ACQUISITION FINANCING (NOT A LOAN QUOTE)

Purchase Price: $2,600,000 · Loan-to-Value: 65% · Loan Amount: $1,690,000
Interest Rate: 6.75% fixed · Amortization: 30 years · Equity Required: $910,000
Annual Debt Service (P&I): $131,536 · Monthly P&I: $10,961

Scenario	NOI	DSCR	Debt Yield
Current (in-place, per stated 5.39% cap)	$140,140	1.07x	8.29%
YTD 2026 Annualized (ex. one-time repair)	$135,158	1.03x	8.00%
Pro Forma (stabilized)	$187,860	1.43x	11.12%

Note: DSCR on YTD annualized actual NOI (1.03x) is thin relative to typical 1.20x–1.25x lender minimums and reflects the property's ongoing lease-up rather than a stabilized coverage position.

Additional Metrics	Value
Break-Even Occupancy (YTD income basis)	98.2%
Year-1 Cash-on-Cash (YTD NOI basis)	0.4%
Year-1 Cash-on-Cash (Pro Forma NOI basis)	6.2%
Price Per Unit	$173,333
Price Per SF (12,920 SF)	$201

5-Year Investment Return Summary

Illustrative levered cash flow projection assuming lease-up to stabilized Pro Forma NOI by Year 3.

Year	NOI	Debt Service	Levered Cash Flow
Year 1	$135,158	$131,536	$3,622
Year 2	$161,000	$131,536	$29,464
Year 3 (stabilized)	$187,860	$131,536	$56,324
Year 4	$193,496	$131,536	$61,960
Year 5 + Sale	**$199,301**	**$131,536**	**$1,576,257***

*Includes net sale proceeds: exit value $3,158,154 (Year 6 forward NOI ÷ 6.50% exit cap) less 2% cost of sale and estimated Year-5 loan payoff of $1,586,499.

SUMMARY RETURN METRICS (ILLUSTRATIVE)

5-Year Levered IRR: 14.2%   5-Year Equity Multiple: 1.90x   Initial Equity: $910,000

Based on: 65% LTV acquisition financing at 6.75% / 30-yr amortization; NOI stabilizing to the Pro Forma level of $187,860 by Year 3 with 3% annual growth thereafter; and a Year-5 exit at a 6.50% cap rate (50 bps of cap-rate expansion versus the in-place Pro Forma cap) net of a 2% cost of sale.

DISCLAIMER

All projections on this page are illustrative only, based on assumptions stated above, and are not a guarantee of future performance, a loan commitment, or investment advice. Actual results will vary. Prospective purchasers should perform independent underwriting and consult their own advisors.

Exhibit A — Comparable Sales & Rent Comparables

Supporting market data referenced throughout this Offering Memorandum, presented together for reference.

COMPARABLE SALES TRANSACTIONS

Recent multifamily sales in the Adams Point and Lake Merritt submarkets provide context for the offering price. The subject's $173,333 per-unit basis is in line with recent lakeside sales while offering a materially higher stabilized yield.

Property	Submarket	Units	Sale Price	Price / Unit	Cap Rate
338 Portland Ave, Oakland	Adams Point	12	$2,150,000	$179,167	4.89%
2306 Waverly St, Oakland	Lake Merritt	12	$1,825,000	$152,083	6.51%
206 23rd St, Oakland	Lake Merritt	9	$1,625,000	$180,556	6.10%
3732–3744 Grand Ave (Subject)	**Grand Lake**	**15**	**$2,600,000**	**$173,333**	**7.23%***

**Subject cap rate shown on a pro forma basis at the asking price; comparables reflect closed-sale cap rates.*

Source: brokerage-reported transactions and public records. Sale dates, terms, and property characteristics should be independently verified. Comparables are 100% residential; the subject's commercial component trades on income rather than per-unit metrics, making its blended basis conservative.

RENT COMPARABLES — IN-BUILDING LEASES

Unit	Type	Signed	Rent
3740	Commercial	05/2026	$1,495 / mo
3744	Commercial	04/2026	$1,495 / mo
3742	Commercial	01/2026	$1,495 / mo
3732 #4	1BD / 1BA	03/2025	$1,507 / mo

The most reliable rent comps are the building's own recent leases. Three commercial leases signed since January 2026 support the $1,500/month pro forma rent applied to the vacant studio and commercial units.

Note: this table does not yet include a documented comp supporting the $1,900/month pro forma rent applied to the vacant one-bedroom unit elsewhere in this OM. Add a specific comparable lease here before distribution.

Exhibit B — Comparable Commercial / Retail Sales

Recent Oakland retail/commercial sale comps sourced from CoStar, relevant to the subject's six ground-floor commercial units. Sale prices reflect small-bay retail buildings across multiple Oakland submarkets.

Property	Submarket	Sold	Price	SF	$/SF	Built
7200–7210 International Blvd, 94621	South/Airport	5/19/26	$300,000	9,375	$32.00	1930
4609–4611 Shattuck Ave, 94609	North	4/28/26	$760,000	4,400	$172.73	1909
400 E 12th St #400, 94606*	Downtown	3/31/26	$320,000	2,483	$128.88	—
2670–2672 Fruitvale Ave, 94601†	South/Airport	3/30/26	$476,206	2,868	$166.04	1940
2672 Fruitvale Ave — Suki's Palace, 94601†	South/Airport	3/30/26	$312,794	2,867	$109.10	1940
1485 8th St, 94607	West	3/24/26	$880,000	6,353	$138.52	1877
2863–2869 38th Ave, 94619	South/Airport	2/23/26	$450,000	3,200	$140.63	1950
1485 8th St, 94607‡	West	2/11/26	$445,698	6,353	$70.16	1877
8429 International Blvd, 94621	South/Airport	10/6/25	$710,000	4,852	$146.33	1925

**Office/retail condo unit, not a full-building sale. †Two allocated prices from the same 2-property sale.*
‡Same property as the 3/24/26 sale above — sold twice within six weeks (lender/distress sale, then resale).

Nine comps average $122.71/SF across a wide range ($32.00–$172.73/SF), reflecting varied building vintage, condition, and sale circumstances. These are small-bay retail comps and are not directly comparable to the subject's blended residential/commercial per-unit or cap-rate basis; they are provided as general commercial market context for the subject's ground-floor retail component.

Source: CoStar Group, licensed to MKD Group Realty (License #1544857), data as of 8/17/2026. Sale details should be independently verified.