OFFERING MEMORANDUM

1866 B Street

Hayward, California 94541

3-Unit Medical / Professional Office Building

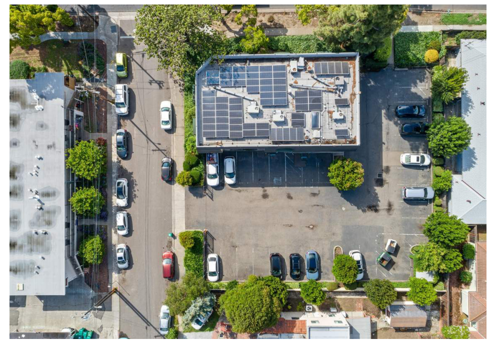
Corner Lot | 20+ Gated Parking Spaces | Rooftop Solar | Established 10-Year Medical Presence

$1,900,000
Asking Price

5.44%
Pro Forma Cap Rate

6,240 SF | 3 Units
~18,000 SF Corner Lot

$50,000
Dental Practice — Sold Separately



IN-PLACE INCOME	PROJECTED INCOME	APN	YEAR BUILT	64-PANEL SOLAR	PARKING 20+
$9,946.70 / Mo	$12,946.70 / Mo	416-0120-014-02	1979 (Class C)	Offsets Electric Costs	Spaces	Gated

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Confidential | July 2026

■ PROPERTY OVERVIEW

1866 B Street is a freestanding 3-unit medical/professional office building of approximately 6,240 SF situated on a large gated corner lot of approximately 18,000 SF with 20+ parking spaces in Hayward's Upper B Street commercial corridor. The building has operated as an established medical and dental destination for over 10 years and is currently generating $9,946.70/month in verified in-place rental income from two established tenants. The building is equipped with a large 64-panel rooftop solar system that offsets electric expenses. The seller is vacating the fully built-out dental suite (Unit 3) at close, offering immediate occupancy to an owner-user. A dental practice is available separately at $50,000 and may be rolled into the building price.

■ PROPERTY DETAILS

ASKING PRICE	**$1,900,000**
PROPERTY TYPE	**Medical / Professional Office**
ADDRESS	**1866 B St, Hayward, CA 94541**
APN	**416-0120-014-02**
YEAR BUILT	**1979 (Class C)**
BUILDING SF	**6,240 SF (±) | 3 Units**
SOLAR	**Large 64-Panel Rooftop System**

■ INVESTMENT SUMMARY

LOT SIZE	**~18,000 SF | Corner Lot**
PARKING	**20+ Spaces | Gated Lot**
SUBMARKET	**Upper B Street / Downtown Hayward**
PRO FORMA CAP RATE	**5.44% (full occupancy)**
PRICE / SF	**~$304 — Below Replacement Cost**
IN-PLACE INCOME	**$9,946.70 / Month**
PROJECTED INCOME	**$12,946.70 / Month**
UTILITIES	**Electric Offset by 64-Panel Solar**

■ RENT ROLL

Unit	Use	SF	Current Rent	Aug 2026 Rent	Lease Term	Type	Status
Unit 1	Counseling Office	3,100 SF	$6,764	$6,967	*Contact Broker*	Gross	**In-Place**
Unit 2	Chiropractic Office	1,900 SF	$3,182.70	$3,278.18	*Contact Broker*	Gross	**In-Place**
Unit 3	Dental Suite	~1,240 SF	$3,000 (proj.)	$3,000 (proj.)	*Vacant at Close*	—	Projected
TOTAL	—	**6,240 SF**	**$12,946.70**	**$13,245.18**	—	—	—

All leases are gross — landlord covers operating expenses | Both in-place leases include 3% annual escalations | Unit 3 rent projected at market rate

FINANCIAL ANALYSIS

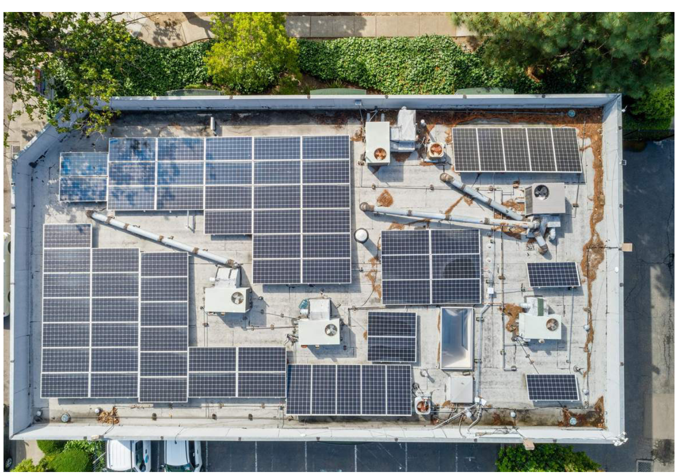
Income & Expense Summary (Projected Full Occupancy)

Projected Gross Annual Income	**$155,360**
Estimated Annual Expenses	
Property Taxes (~1.18%)	**~$23,000**
Insurance	**~$8,000**
Maintenance / Repairs	**~$8,000**
Utilities (Common Areas) — Electric Offset by 64-Panel Solar	**~$8,000**
Reserves	**~$5,000**
Total Estimated Expenses	**~$52,000 (~33% of gross)**
Net Operating Income (NOI)	**~$103,360 / Year**
Pro Forma Cap Rate at Asking Price ($1,900,000)	**5.44%**
Pro Forma Cap Rate at Aug 2026 Rents ($158,942 Gross)	**~5.63%**

Financing Scenarios (30-Year Amortization | 30% Down | $1,330,000 Loan)

	Scenario A — 5.50% Interest	Scenario B — 5.25% Interest
Purchase Price	$1,900,000	$1,900,000
Down Payment (30%)	$570,000	$570,000
Loan Amount	$1,330,000	$1,330,000
Monthly Mortgage Payment	**~$7,552 / Month**	**~$7,344 / Month**
Annual Debt Service	~$90,624 / Year	~$88,128 / Year
Projected NOI	~$103,360 / Year	~$103,360 / Year
Debt Coverage Ratio	**~1.14x**	**~1.17x**
Pro Forma Cap Rate	**5.44%**	**5.44%**

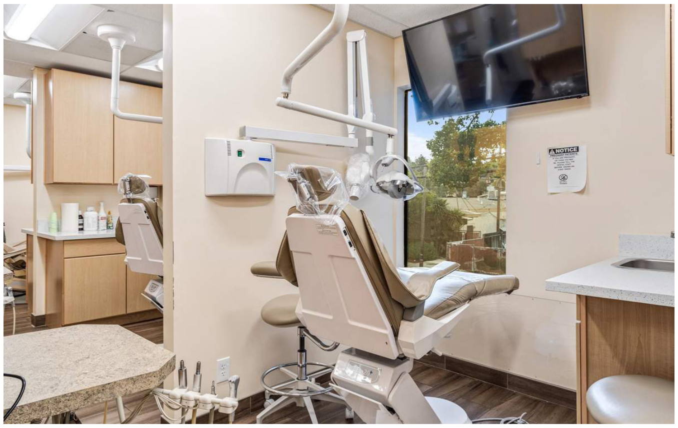
Expenses are estimated. All leases are gross — landlord covers operating expenses. Large 64-panel solar system offsets electric expenses. At ~$304/SF, the property is priced well below replacement cost for East Bay medical office. Buyer to verify all figures independently.

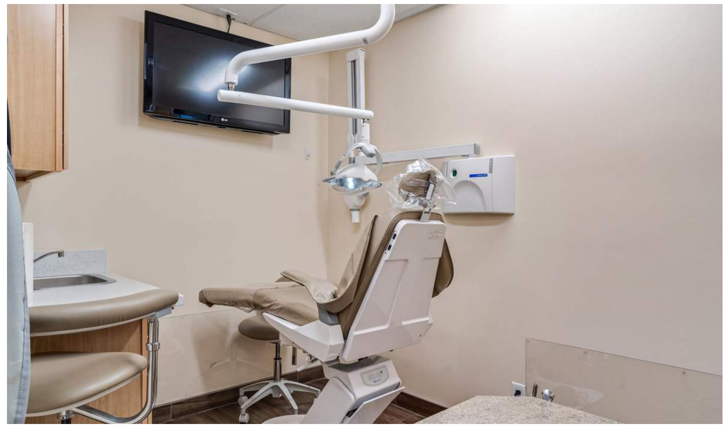


64-panel rooftop solar array (left) — offsets building electric expenses | Second floor plan & site plan (right)

■ DENTAL PRACTICE — Sold Separately at $50,000

The seller is offering the dental practice and equipment package separately at $50,000. This practice has been successfully operating at this location for over 10 years. The owner is consolidating operations across multiple locations. All equipment is approximately 10 years old and in functional condition. A comparable new dental build-out in the Bay Area typically costs $300,000 to $500,000 in construction, permitting, and equipment. The dental practice may be rolled into the building purchase price upon negotiation.





Item	Qty	Approx. Age	Notes
Dental Chairs (fully equipped units)	**4**	~10 years	*Functional condition*
Wall-Mounted X-Ray Units	**3**	~10 years	*Functional condition*
Dental Compressor	**1**	~10 years	*Shared system — stays with building*
Vacuum System	**1**	~10 years	*Shared system — stays with building*
Server / Computers	**TBD**	~10 years	*Included*
Cabinetry / Built-In Cabinets	**Full Suite**	—	*Wall and floor cabinets throughout*

■ LEASE SUMMARIES

Unit	Tenant Use	SF	Current Rent	Aug 2026	Lease Type	Term	Option	Escalation
Unit 1	Counseling Office	3,100 SF	**$6,764/mo**	$6,967/mo	Gross	Contact Broker	Contact Broker	3% Annual
Unit 2	Chiropractic Office	1,900 SF	**$3,182.70/mo**	$3,278.18/mo	Gross	Contact Broker	Contact Broker	3% Annual
Unit 3	Dental Suite	~1,240 SF	**Vacant at Close**	$3,000 proj.	—	Vacant	—	N/A

Buyer to obtain and review original lease documents during due diligence. All lease terms to be independently verified prior to closing.

■ MARKET OVERVIEW & INVESTMENT THESIS

■ Gated Corner Lot | 20+ Parking Spaces	A gated lot with 20+ parking spaces on a corner is a premium asset in any medical submarket. Dental and medical tenants require strong parking ratios. This property eliminates the risk of inadequate parking — one of the most common deal-breakers in medical real estate.
■ 64-Panel Solar | Offset Electric Costs	The building features a large 64-panel rooftop solar system that offsets electric expenses. Lower operating costs translate directly to stronger net income for an investor and lower occupancy costs for an owner-user — a durable competitive advantage in the submarket.
■ East Bay Medical Office Market	Medical office vacancy in Alameda County remains well below traditional office at ~9.7% nationally. Healthcare employment grew ~3.5% year-over-year through 2025. At ~$304 per square foot, the property is priced well below replacement cost for medical office in the East Bay.
■ Two Distinct Buyer Pools	Appeals to both investors and owner-users. An investor underwrites on $9,946.70/month in verified in-place income with upside from the dental suite. An owner-user pays a premium to occupy a turnkey build-out while inheriting two stable income-producing tenants from day one.
■ Stable In-Place Income	Two established medical tenants provide $9,946.70/month in verified in-place income from day one. Both leases include 3% annual escalations providing built-in income growth. Contact broker for lease details and terms.
■ Established Location | 10-Year History	The building has operated as a medical and dental destination for over a decade. An incoming owner or investor inherits a known address, community recognition, and a proven medical corridor without the time and cost of establishing a new location from scratch.

■ CONFIDENTIALITY NOTICE

■ CONTACT INFORMATION

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LICENSE	**CalBRE 01454157**
PROPERTY	**1866 B Street, Hayward, CA 94541**
ASKING PRICE	**$1,900,000**
DENTAL PRACTICE	**$50,000 (Sold Separately — May Be Rolled Into Building Price)**