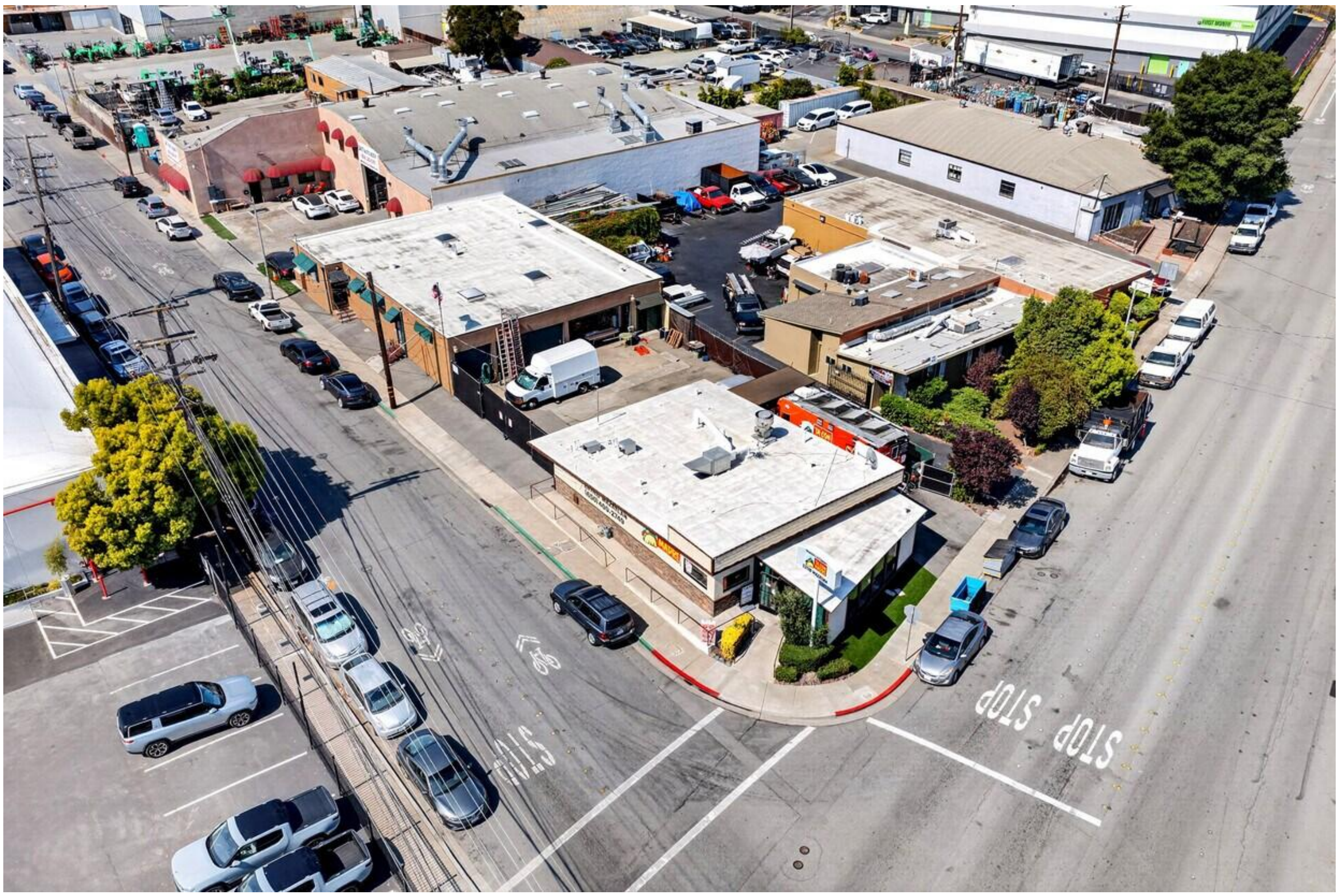
EXIT REALTY CONSULTANTS

2300 BAY ROAD

REDWOOD CITY, CALIFORNIA

OWNER-USER / INVESTMENT OPPORTUNITY



OFFERING PRICE	BUILDING	LOT	ZONING
$4,188,000	±5,600 SF	±9,200 SF	M-1

EXCLUSIVE LISTING AGENTS | JUAN CARLOS BUSTILLOS & EDGAR J. MENESES

EXECUTIVE SUMMARY

A flexible Redwood City commercial asset combining existing income with owner-user potential.

2300 Bay Road presents a compelling owner-user and investment opportunity in Redwood City, California. The approximately 5,600-square-foot commercial property is situated on an approximately 9,200-square-foot lot and is identified in the current marketing materials as M-1 Light Industrial, providing flexibility for a variety of commercial and industrial uses, subject to applicable City of Redwood City requirements and approvals.

The combination of an established income stream, owner-user functionality, M-1 zoning, and potential rental upside creates an acquisition opportunity for an owner-user, investor, or business seeking a strategically located commercial property on the Peninsula.

Investment Thesis

OWNER-USER FLEXIBILITY

Approximately 65% of the property is currently owner-occupied, creating potential for a buyer seeking operational space.

EXISTING INCOME

Approximately 35% tenant occupancy currently produces $7,350 per month in stated rental income.

INCOME UPSIDE

Seller marketing materials state pro forma rental income of approximately $19,200 per month / $230,400 annually.

PENINSULA LOCATION

Redwood City location within an established commercial and industrial environment.

At a Glance

OFFERING PRICE	BUILDING SIZE	LOT SIZE	ZONING
$4,188,000	**±5,600 SF**	**±9,200 SF**	**M-1 Light Industrial**

OWNER OCCUPANCY	TENANT OCCUPANCY	CURRENT INCOME	PRO FORMA
±65%	**±35%**	**$7,350/mo**	**$19,200/mo**

PROPERTY HIGHLIGHTS

Core facts presented in the current Offering Memorandum.

Property Address
2300 Bay Road, Redwood City, CA

Offering Price
$4,188,000

Building Size
Approximately 5,600 SF

Lot Size
Approximately 9,200 SF

Zoning
M-1 Light Industrial

Current Owner Occupancy
Approximately 65%

Current Tenant Occupancy
Approximately 35%

Owner-User Opportunity
Yes

Positioning

The offering is positioned for buyers seeking a combination of operational real estate and income. The current occupancy profile may be particularly relevant to an owner-user that wants to control its real estate while retaining income from tenant-occupied portions of the property.

ZONING NOTE: Prospective purchasers should independently verify zoning, permitted uses, occupancy, and any contemplated changes of use with the City of Redwood City.

INCOME & OCCUPANCY

Current income is supported by two occupancies identified by the listing team.

Current Rent Roll

Occupancy	Monthly Rent	Lease Structure	Options	Notes
Restaurant	$5,600	5-year lease	Two 5-year options	Gross rent
1-Bedroom Studio	$1,750	Month-to-month	—	Monthly tenancy
TOTAL	**$7,350**	—	—	**$88,200 annualized**

Current vs. Pro Forma Income

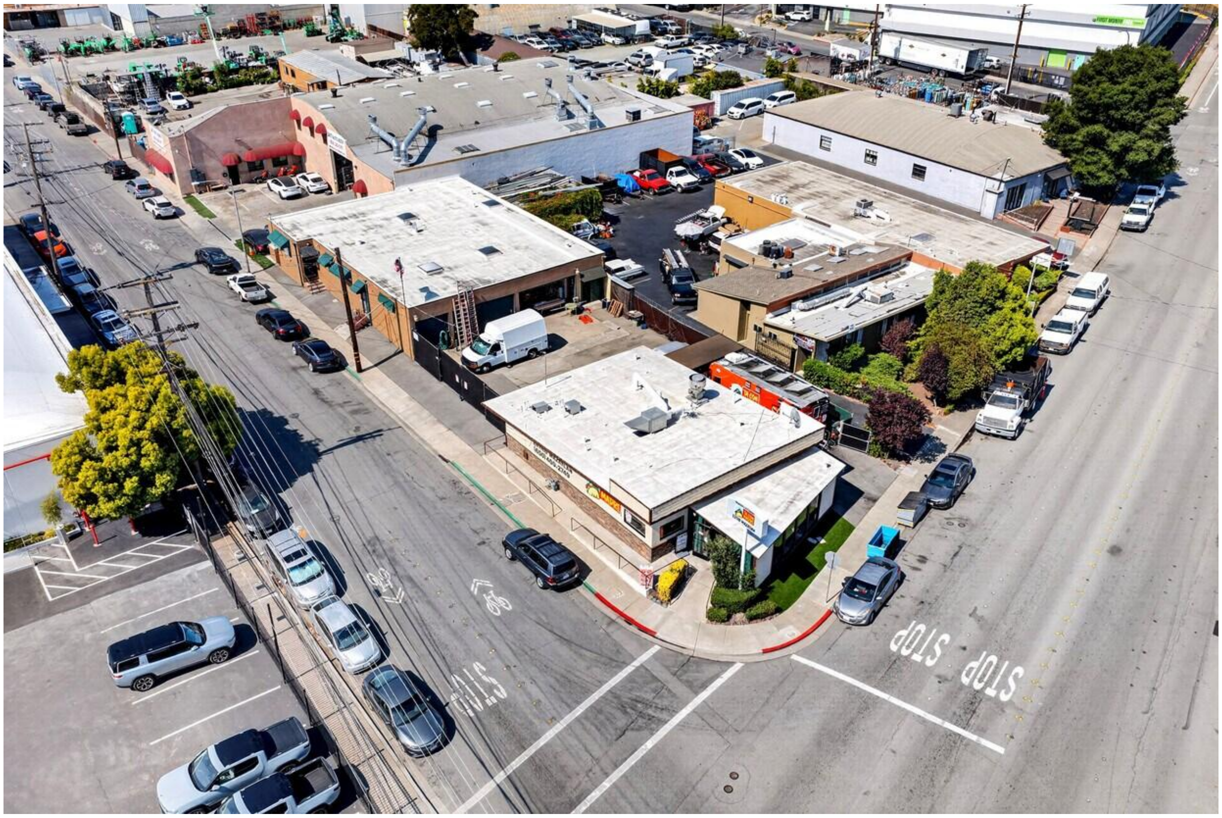
	Monthly	Annualized
Current Rental Income	**$7,350**	**$88,200**
Seller-Stated Pro Forma ***Pro Forma Cup Rate 5.31%***	**$19,600**	**$235,200**

IMPORTANT PRO FORMA NOTE

The source Offering Memorandum states pro forma income of approximately $19,600 per month ($235,200 annually), but does not provide the assumptions or calculation supporting that figure. The pro forma is therefore presented as seller/listing information only and should be independently evaluated by prospective purchasers.

PROPERTY IMAGERY

A corner commercial property within Redwood City's Bay Road commercial/industrial environment.



AERIAL VIEW

STREET-LEVEL VIEW / RESTAURANT OCCUPANCY

DUE DILIGENCE & OFFERING PROCESS

Prospective purchasers should independently investigate all material aspects of the property.

Available / Referenced Property Information

- Offering Memorandum
- Natural Hazard Disclosure (NHD) report
- Preliminary title report
- Available property plans
- Restaurant lease agreement
- Studio tenancy information

Environmental Information

The seller has advised the listing team that they do not have a Phase I Environmental Site Assessment available for the property. Prospective purchasers should conduct their own environmental due diligence with appropriately qualified professionals.

Buyer Verification

All square footage, lot size, zoning, permitted uses, occupancy, rents, lease terms, operating information, physical condition, environmental matters, development potential, and financial assumptions should be independently verified by the purchaser and the purchaser's legal, tax, financial, environmental, and other professional advisors.

Tours & Inquiries

Property tours and requests for additional information should be coordinated through the exclusive listing agents. Please do not disturb occupants or tenants.

EXCLUSIVE LISTING AGENTS

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Confidentiality & Disclaimer

This Offering Memorandum has been prepared for informational purposes only from information supplied by the seller and other sources believed to be reliable. No representation or warranty, express or implied, is made as to the accuracy or completeness of the information. The property is offered subject to prior sale, withdrawal, change in price or terms, and other conditions without notice. Prospective purchasers must conduct their own independent investigation and rely on their own advisors. Nothing contained herein is intended as legal, tax, environmental, engineering, or financial advice.