

OFFERING MEMORANDUM

TAMPA SQUARE

20-unit apartment community and 8 commercial spaces



1050 GLAD TIDINGS WAY & 27520 TAMPA AVE, HAYWARD, CA 94544

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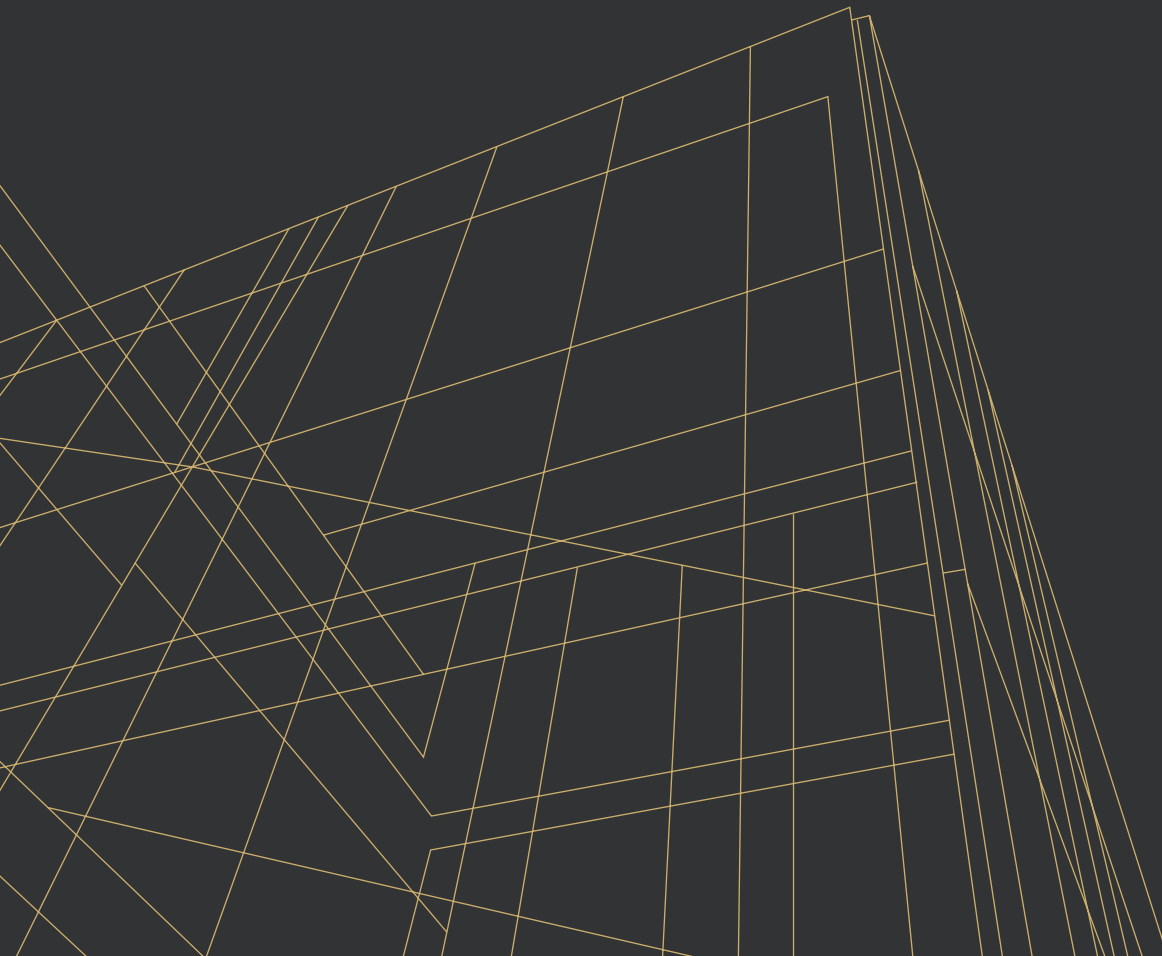
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EXECUTIVE SUMMARY

Section 01

PREMIER OFFERING IN A GREAT LOCATION

Kidder Mathews, as exclusive advisor, is pleased to present the opportunity to acquire Tampa Square, two parcels consisting of a 20-unit apartment community and a retail strip consisting of 8 commercial spaces located in Hayward, California.

Built in 1986, the apartments consist of 12 Three Bedroom Two- and one-Half bath townhome style apartments and 8 Two Bedroom One and half bath units. The gated property features spacious floorplans and ample parking. Residents enjoy the use of private patios or private backyards along with in-unit laundry in private garages.

Positioned at the vibrant core of Hayward's Tennyson neighborhood, the retail component presents a rare opportunity for investors to acquire a 100% leased retail strip that offers exceptional flexibility, convenient transit access, and proximity to on-going development.

± 1.19 AC

LOT SIZE

± 39,958

GROSS SF

1986

YEAR BUILT



Investment highlights

Exceptionally well-maintained asset
built in 1986

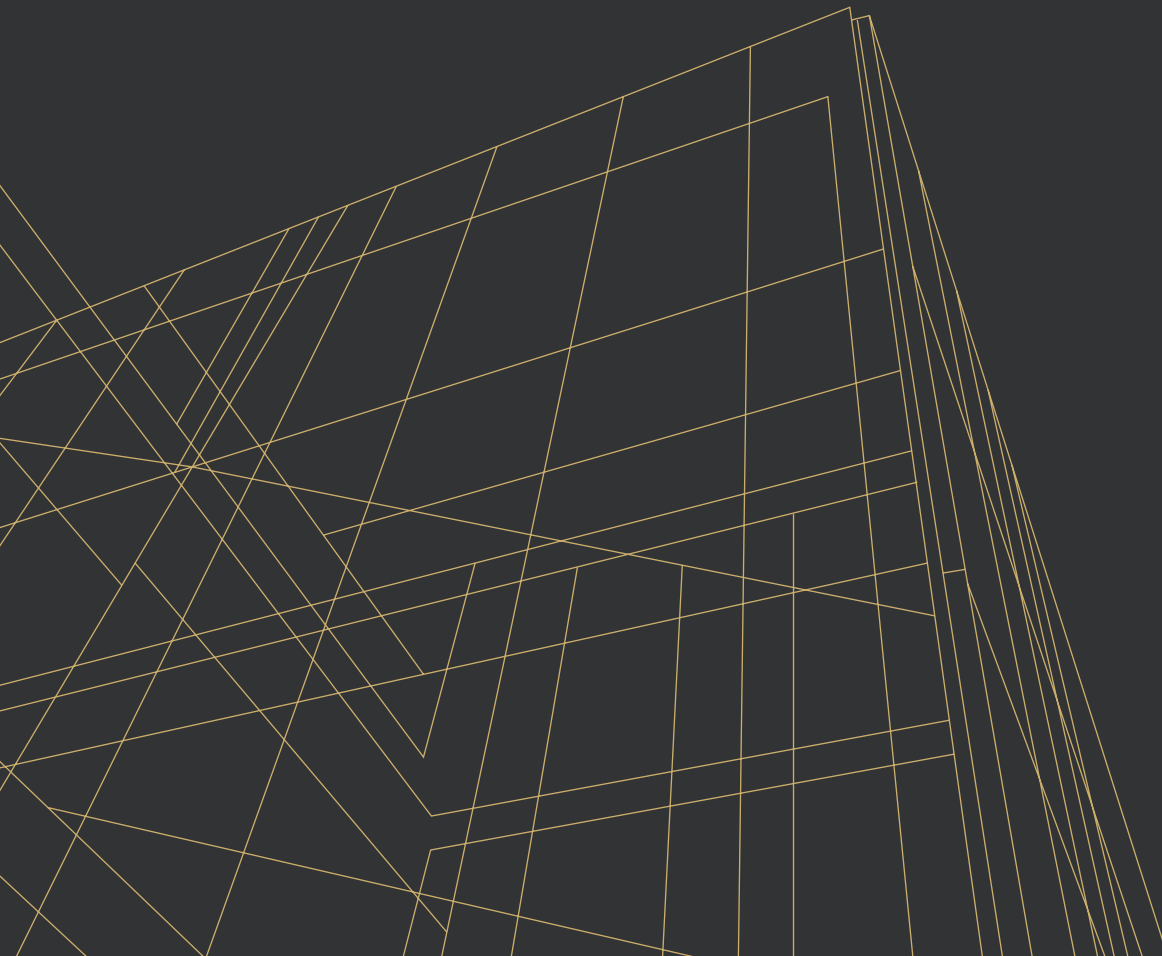
Spacious Townhouse-style apartment
floorplans

First time on the market

In-unit laundry in individual garages

Private patios and balconies

Ample parking



PROPERTY OVERVIEW

Section 02

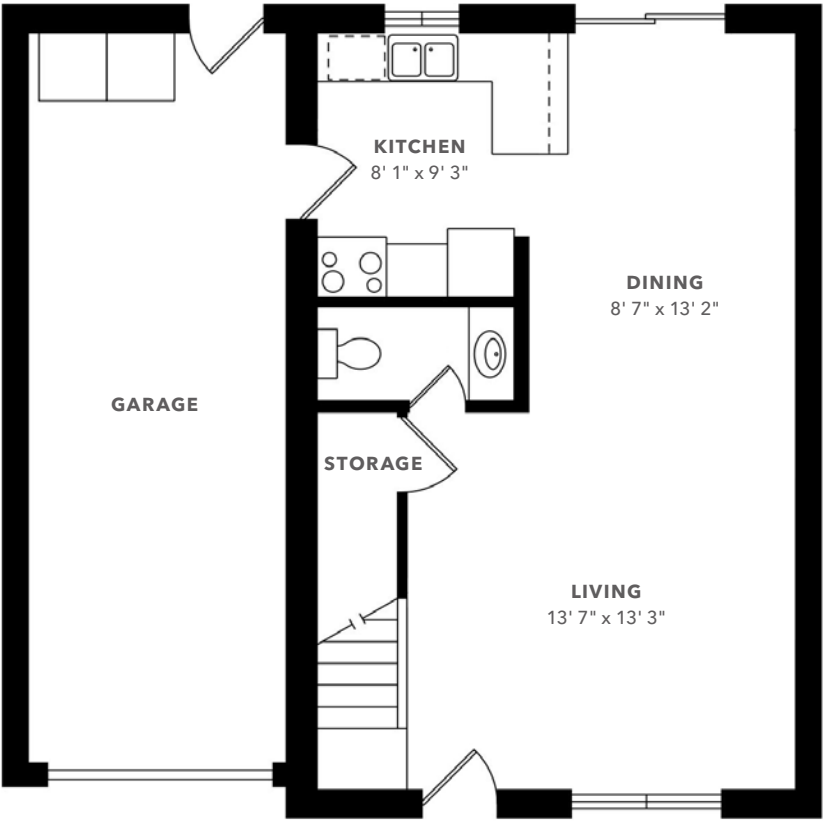
PROPERTY OVERVIEW



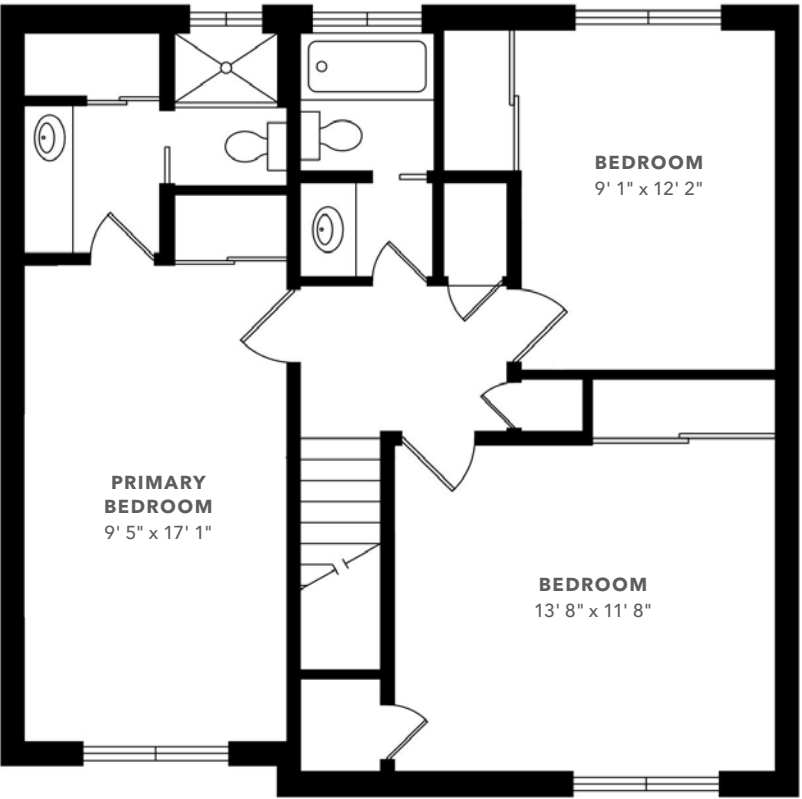
UNIT 10

±1,241 SF
TOTAL SPACE

MAIN LEVEL | ±466 SF



SECOND LEVEL | ±775 SF



FLOOR PLAN NOT TO SCALE

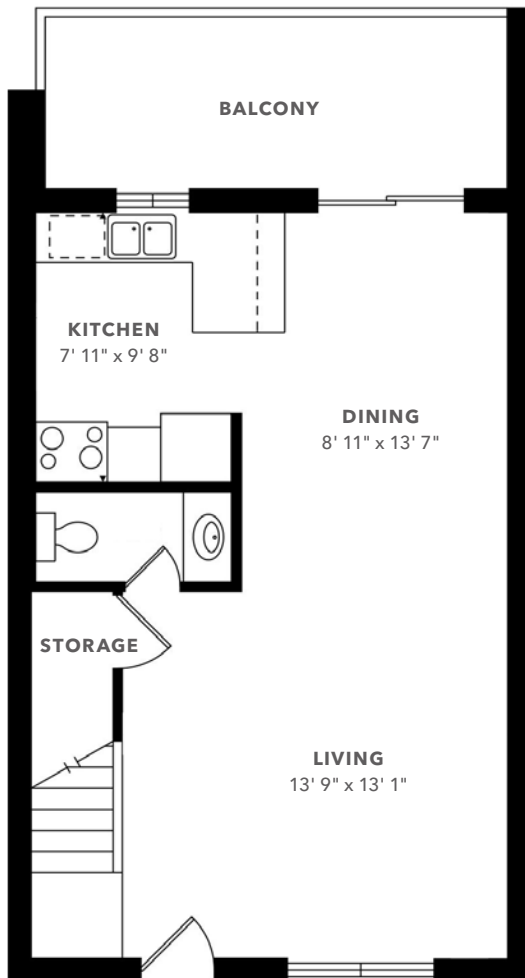
PROPERTY OVERVIEW



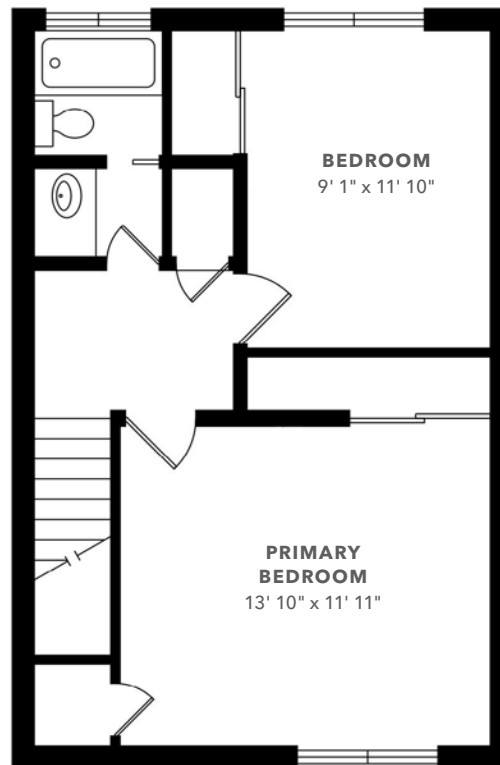
UNIT 18

±966 SF
TOTAL SPACE

MAIN LEVEL | ±461 SF



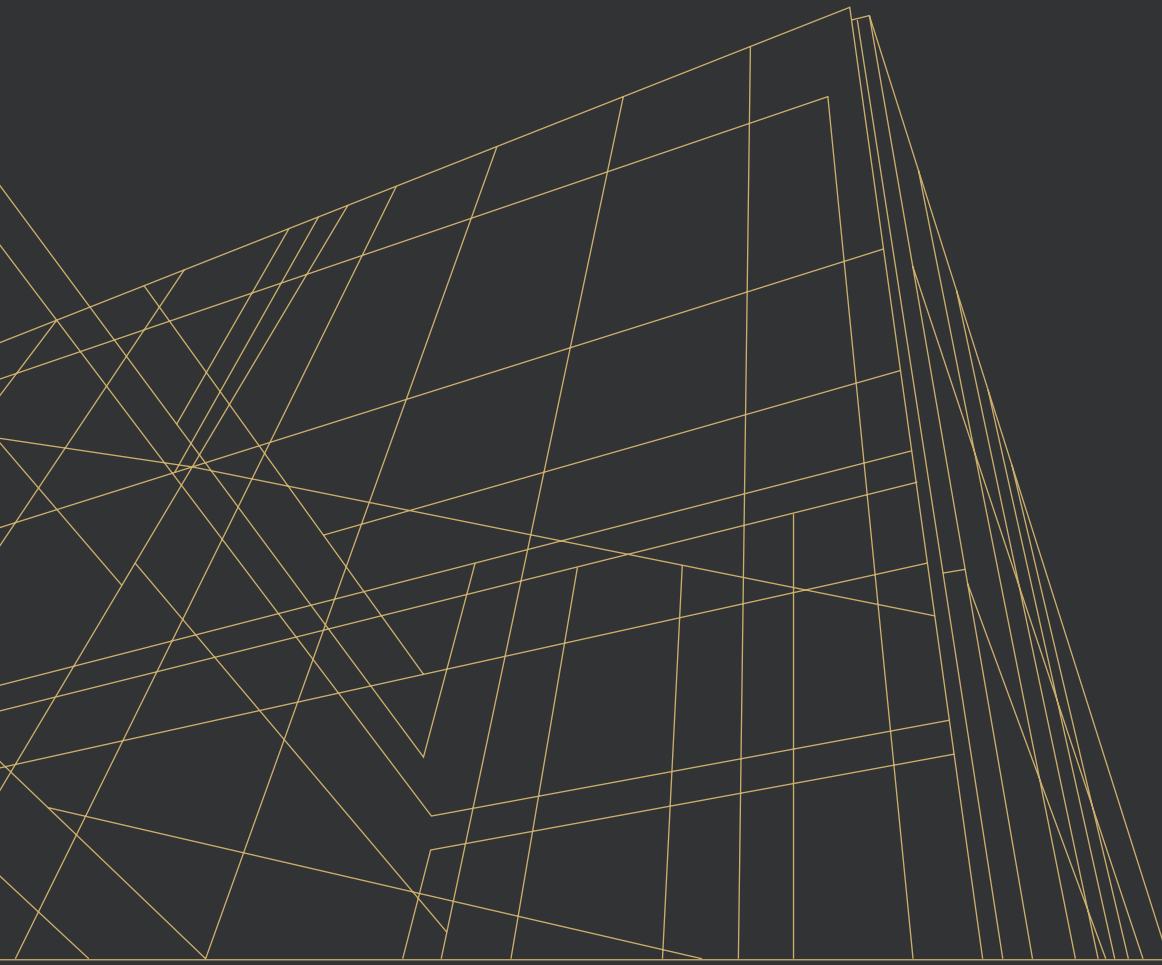
SECOND LEVEL | ±505 SF



FLOOR PLAN NOT TO SCALE

PROPERTY OVERVIEW



An abstract geometric line drawing in a light gold color, depicting a complex, multi-faceted building facade. The lines intersect to form a grid of various-sized rectangles and trapezoids, creating a sense of depth and architectural structure. The drawing is positioned on the left side of the page, extending from the bottom towards the top.

LOCATION OVERVIEW

Section 03

DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2026 EST. TOTAL	38,743	167,329	357,680
2031 PROJECTION	36,614	161,728	345,573
2020 CENSUS	41,255	173,455	369,878
PROJECTED GROWTH 2026 - 2031	-2,129	-5,601	-12,107
MEDIAN AGE	37.0	37.6	38.5

EMPLOYMENT & INCOME

	1 Mile	3 Miles	5 Miles
2026 AVERAGE HH INCOME	\$141,940	\$162,152	\$173,047
TOTAL BUSINESSES	556	6,307	11,818
TOTAL EMPLOYEES	4,791	69,568	114,681

EDUCATION

	1 Mile	3 Miles	5 Miles
SOME HIGH SCHOOL	2,621	8,213	15,579
HIGH SCHOOL GRADUATE	6,805	26,597	53,262
SOME COLLEGE	4,252	19,383	41,658
ASSOCIATE	1,765	8,398	19,775
BACHELOR'S	5,347	29,740	64,980
GRADUATE	1,729	12,870	36,091

2026 HOUSEHOLDS

10,943

1 MILE

53,142

3 MILES

117,750

5 MILES

2031 PROJECTED GROWTH

-1.2%

1 MILE

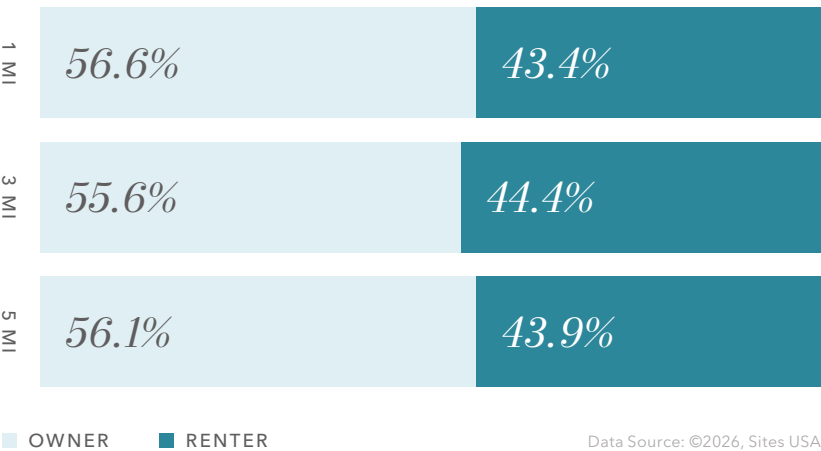
-0.7%

3 MILES

-0.7%

5 MILES

OWNER VS. RENTER OCCUPIED



Data Source: ©2026, Sites USA

DRIVE TIMES

6 MIN

DRIVE TO SOUTH
HAYWARD BART STATION

10 MIN

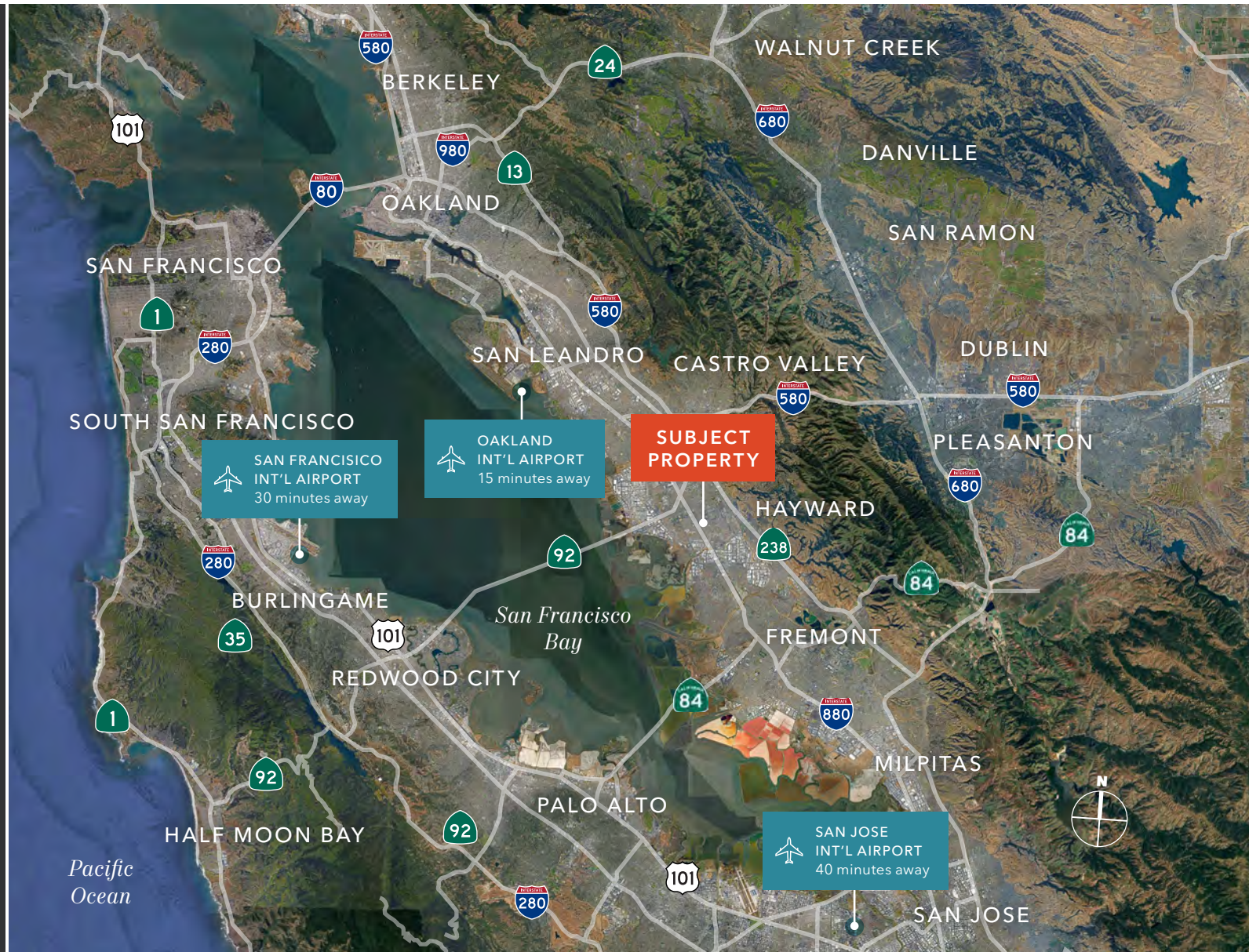
SAN MATEO BRIDGE

15 MIN

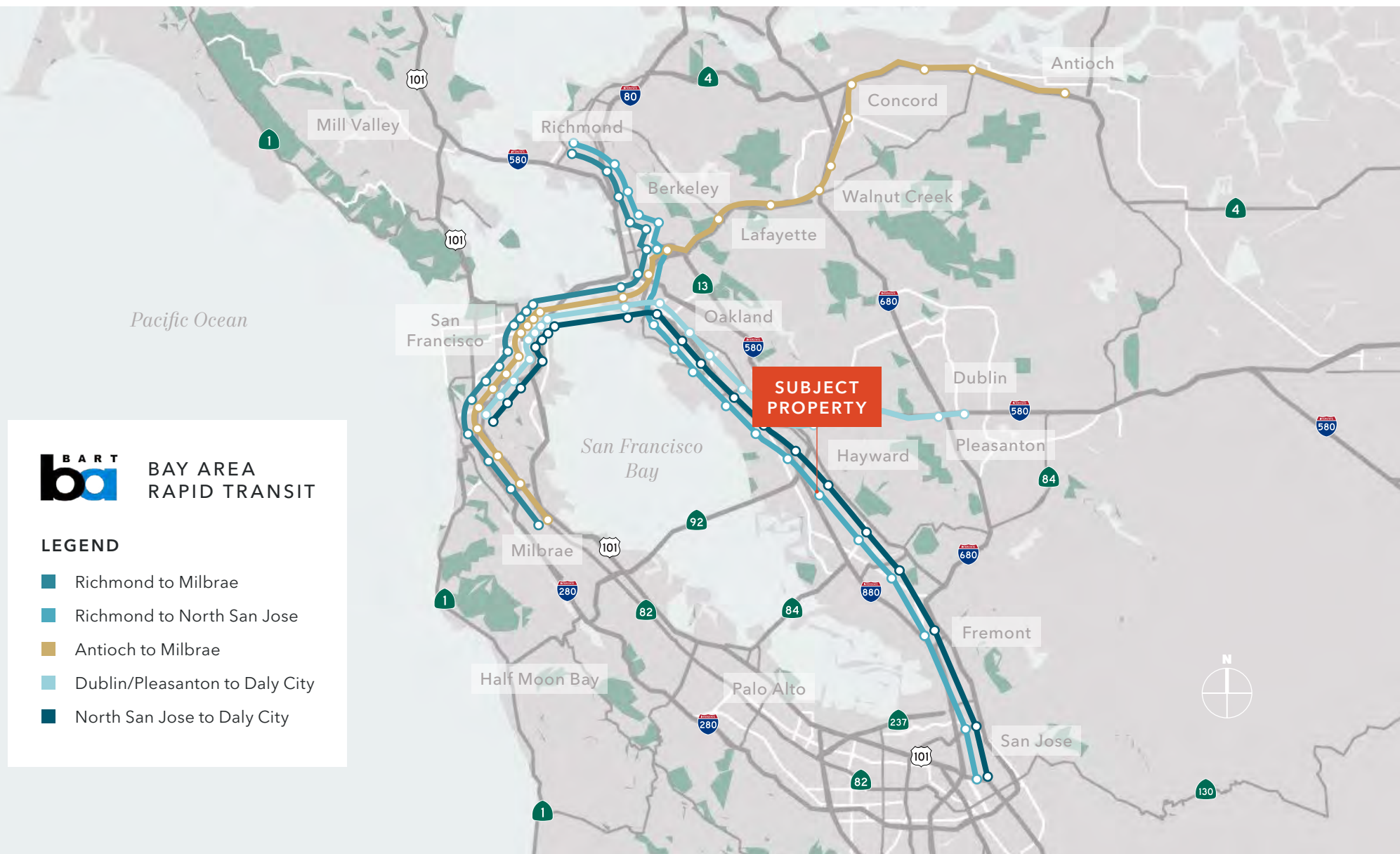
OAKLAND
IN'TL AIRPORT

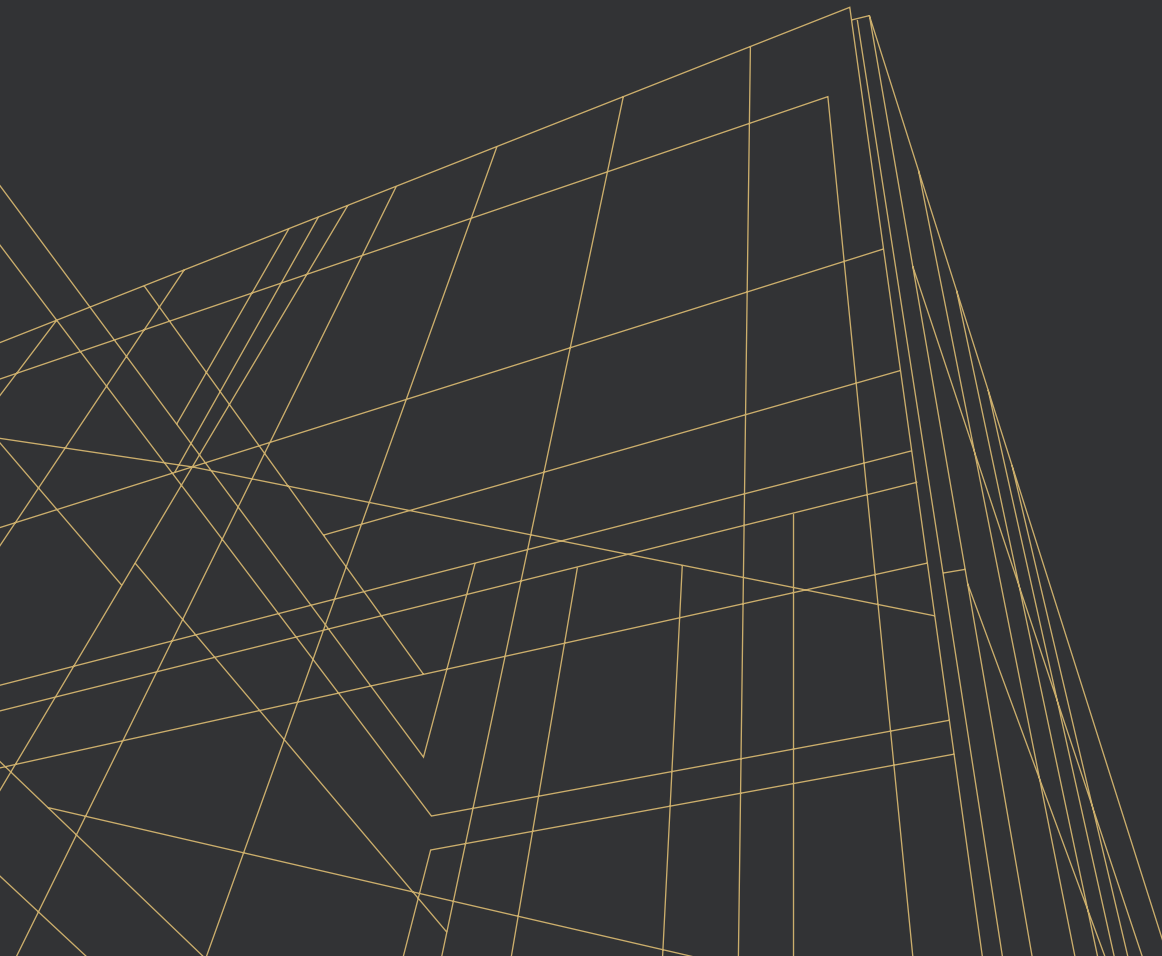
30 MIN

SFO IN'TL AIRPORT



PROPERTY OVERVIEW





FINANCIALS

Section 04

RENT ROLL

As of August 2026

	SF	Current Rent/Mo	Current Rent/SF/Mo	Potential Rent/Mo	Potential Rent/SF/Mo
Total	±39,958	\$55,634	\$1.39	\$68,900	\$1.72

Unit	Unit Type	Current Rent/Mo	Potential Rent/Mo
1	3BD/2.5BA Vacant	\$2,378	\$2,900
2	3BD/2.5BA Vacant	\$2,378	\$2,900
3	3BD/2.5BA	\$2,700	\$2,900
4	3BD/2.5BA Vacant	\$2,900	\$2,900
5	3BD/2.5BA	\$2,730	\$2,900
6	3BD/2.5BA	\$2,900	\$2,900
7	3BD/2.5BA	\$2,515	\$2,900
8	3BD/2.5BA	\$2,700	\$2,900
9	3BD/2.5BA	\$2,515	\$2,900
10	3BD/2.5BA	\$2,378	\$2,900
11	3BD/2.5BA	\$2,378	\$2,900
12	3BD/2.5BA	\$2,378	\$2,900
13	2BD/1.5BA	\$1,990	\$2,900
14	2BD/1.5BA	\$1,990	\$2,900

Unit	Unit Type	Current Rent/Mo	Potential Rent/Mo
15	2BD/1.5BA	\$2,063	\$2,900
16	2BD/1.5BA	\$1,990	\$2,900
17	2Bd/1.5BA Manager	\$2,300	\$2,400
18	2BD/1.5BA	\$2,100	\$2,400
19	2BD/1.5BA	\$1,969	\$2,400
20	2BD/1.5BA	\$2,100	\$2,400
C-1	Retail	\$892	\$2,400
C-2	Retail	\$1,155	\$1,500
C-3	Retail	\$1,002	\$1,500
C-4	Retail	\$1,181	\$1,500
C-5	Retail	\$850	\$1,500
C-6	Retail	\$945	\$1,500
C-7	Retail	\$1,234	\$1,500
C-9	Retail	\$1,023	\$1,500

PRICING DETAIL

SUMMARY

	Current
Price	\$7,975,000
Number of Units	28
Price Per Unit	\$284,821
Price Per SF	\$199.58
Gross SF	39,958
Lot Size	1.19 Acres
Approx Year Built	1986

RETURNS

	Current	Pro Forma
Cap Rate	5.30%	7.14%
GRM	11.95	9.65

# of Units	Unit Type	Scheduled Rents	Market Rents
12	3 bed/2.5 baths	\$2,658	\$2,900
8	2 bed/1.5 baths	\$2,063	\$2,650
8	Commercial Unit	\$1,035	\$1,613

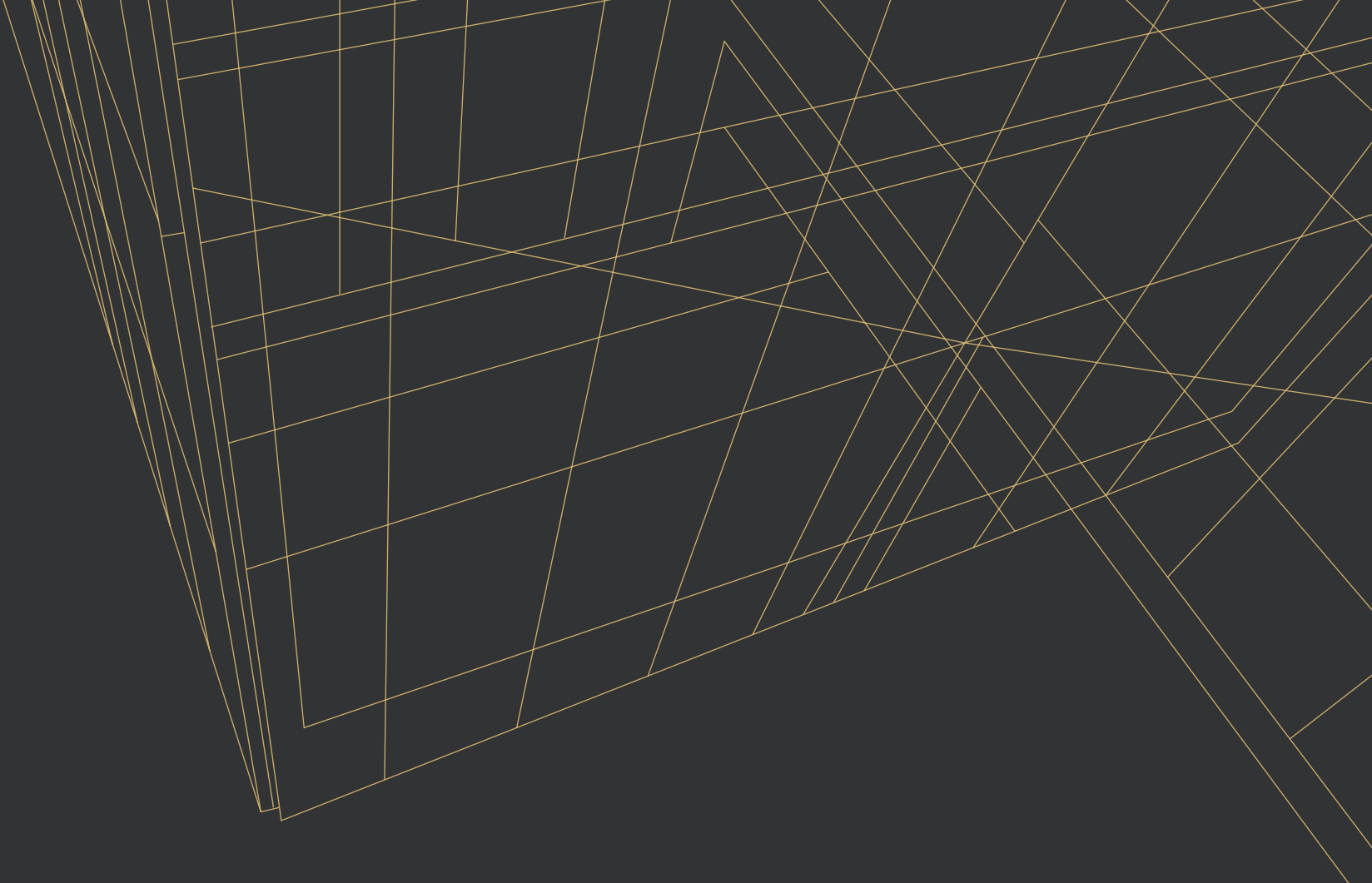
OPERATING DATA

INCOME

		Current		Pro Forma
Gross Scheduled Rent		\$667,608		\$826,800
Less: Vacancy/Deductions	3.0%	\$20,028	3.0%	\$24,804
Total Effective Rental Income		\$647,580		\$801,996
Effective Gross Income		\$647,580		\$801,996
Less: Expenses	34.7%	\$224,704	29.0%	\$232,869
Net Operating Income		\$422,876		\$569,127
Total Return	5.30%	\$422,876	7.14%	\$569,127

EXPENSES

Real Estate Taxes	\$93,467	\$93,467
Insurance	\$18,582	\$19,000
Utilities	\$4,397	\$4,528
Trash Removal	\$23,656	\$25,095
Repairs & Maintenance	\$22,000	\$22,000
Landscaping	\$1,800	\$1,800
Special Assessments	\$2,311	\$2,311
On Site Manager	\$32,588	\$32,588
Management Fee	\$26,389	\$32,080
TOTAL EXPENSES	\$225,190	\$232,869
Expenses/Unit	\$8,043	\$8,317
Expenses/SF	\$5.64	\$5.83



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