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8787 Enterprise Drive Newark, CA

88 UNIT AFFORDABLE HOUSING DEVELOPMENT OPPORTUNITY INCLUDING 12,000 SQ FT OF RETAIL

Located within the 205-acre Bayside at Newark TOD

EXECUTIVE SUMMARY

Borelli Investment Company is pleased to exclusively present the opportunity to acquire a 1.6 acre affordable housing development site located within the highly successful **Bayside at Newark TOD master planned community** in the City of Newark, along the San Francisco Bay. The 205-acre Bayside at Newark TOD will include up to 2,500 residential units, a five-acre grand park, the Bayside Trail, and a planned hotel and retail complex within easy walking distance to the Property. Approximately 900 homes have closed to date within Bayside at Newark with three new active communities totaling 910 units currently under development.

PROPERTY DETAILS

LOCATION: 8787 Enterprise Drive, Newark, CA

SITE AREA: 1.6 acres

SELLER: The Willow Project Owner, LLC

PRICE: \$5,000,000

ENTITLEMENT TIMELINE:

Project-level CEQA underway Estimated Tentative Map approval Sept 2020 Estimated delivery of site in graded blue-top condition by December 2021

PROJECT DATA:

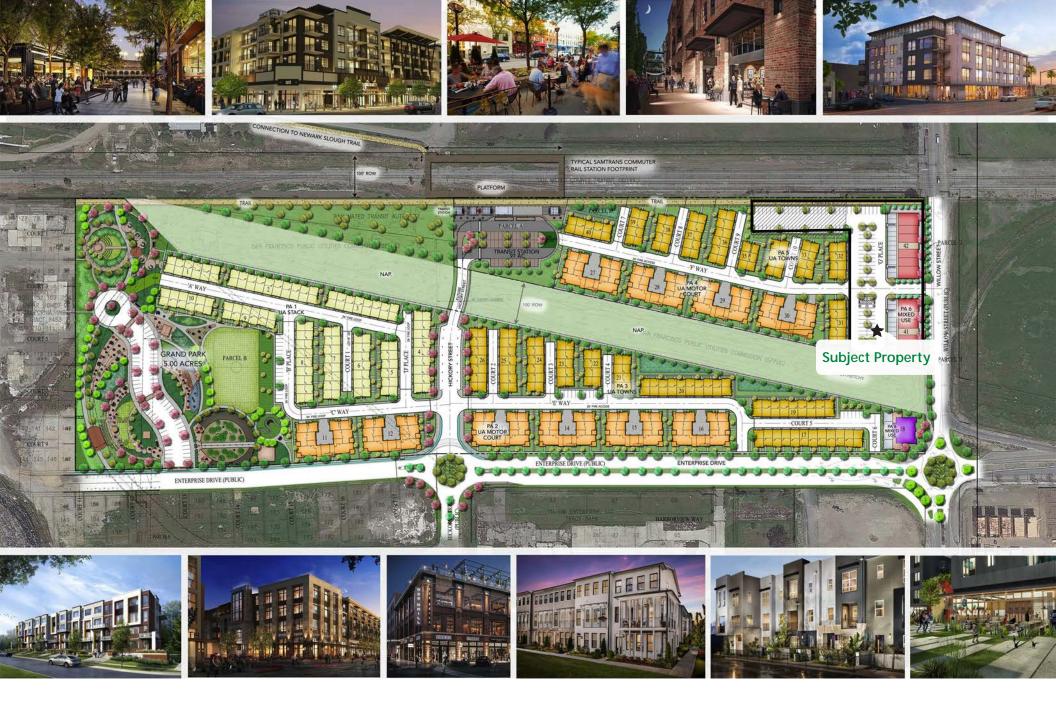
TYPE	S.F.	Mezz	Level 2	Level 3	Level 4	Level 5	Total	Total SF
			В	uilding <i>i</i>	4			
Studio A	525	0	1	1	1	1	4	2,100
Studio B	655	0	2	2	2	2	8	5,240
Studio C	690	2	0	0	0	0	2	1,380
1A	770	0	2	2	2	2	8	6,160
1B	828	0	2	2	2	2	8	6,624
2A	1,070	0	1	1	1	1	4	4,280
ЗA	1,140	0	2	2	2	2	8	9,120
							42	34,904

TYPE	S.F.	Mezz	Level 2	Level 3	Level 4	Level 5	Total	Total SF
			В	uilding	В			
Studio B	655	0	3	3	3	3	12	7,860
1A	770	0	2	2	2	2	8	6,160
1B	828	0	2	2	2	2	8	6,624
1C	895	2	0	0	0	0	2	1,790
2A	1,070	0	1	1	1	1	4	4,280
2B	1,158	0	1	1	1	1	4	4,632
3A	1,140	0	2	2	2	2	8	9,120
							46	40,466













Retail level 1:	12,099	LE .				
Community Space:	3,000					
		Gross acres:	DU/AC:			
UA STACK:	75	3.19	23.51			
UA MOTORCOURT:	90	4,46	20.18			
UA TOWNS:	108	5.41	19.96			
AFFORDABLE UNITS:	88	1.60	55.00			
TOWNHOUSES:	4	0.36	11.11			
Total unit count:	365					
PA1						
UA STACK						
Site area:		Gross AC				
Density (gross):	23.51	DU/AC				
Plan Type	\$.F.	BR	-	Total Units	% of total	Total S
Plan 1	1,819	3		20	27%	36,38
Plan 2	2,061	3		20	27%	41,22
Plan 3	2,044	3		7	9%	14,30
Plan 4	2,050	4		13	17%	26,65
Plan 5	2,057	4	-	15 75	20%	30,85
Parking Required:				No of units	Spaces required	
	2.25 5	Spaces per u	nit -	75	Spaces required 169	
Parking Provided:						
Garage spaces:				1	Spaces provided 150	
Surface spaces:					130	
Street spaces:					7	
so eet spaces.				Total:	169	
PA2					-2275	
UA MOTORCOURT						
Site area:	3.60	Gross AC				
Density (gross):	20.07					
Plan Type	S.F.	BR		Total Units	% of total	Total S
Plan 1	1,699	2		12	22%	20,38
Plan 2	1,831	3		12	22%	21,97
Plan 3	1,863	3		12	22%	22,35
Plan 4	1,893	3		12	22%	22,71
Plan 5	1,974	4	-	<u>6</u> 54	11%	11,84
Parking Required:	2.25 :	Spaces per u	nit -	No of units 54	Spaces required 122	
Parking Provided:						
1070-000000 MAX (2019)					Spaces provided	
Garage spaces:				1.0	108	
Surface spaces:					4	
Street spaces:				Total:	10	
PA3						
JA TOWNS Site area:		ross AC				
orte area: Density (gross):	3.12 G 20.51 D					
Plan Type	S.F.	BR	10	Total Units	% of total	Total SI
Plan 1	1,791	2		21	33%	37,61
Plan 2	1,908	3		25	39%	47,700
Man 3	2,057	3	1	18 64	28%	37,020
Parking Required:				No of units	Spaces required	
arany negates.	2.25 5	paces per un	it —	64	Spaces required 144	
Parking Provided:						
Sarage spaces:				32	Spaces provided 128	
Surface spaces:					9	
				Total:	9 7 144	

PA4 JA MOTORCOURT								
Site area:		17	7 Gross	AC				
Density (gross):			4 DU/AC					
Plan Type		S.F				Total Units	% of total	Total SF
Plan 1		1,69		-		8	22%	S DECEMBER 1
Plan 1 Plan 2		1,69				8	22%	
Plan 3		1,86				8	22%	
Plan 4		1,89				8	22%	
Plan 5		1,97			22	4	11%	
						36	100%	66,184
Parking Required:					_	No of units	Spaces required	0
		2.2	5 Spaces	per unit		36	81	
Parking Provided:								
Garage spaces:						10	Spaces provided 72	
Surface spaces:							9	0
						Total:	81	
PA5								
UA TOWNS								
Site area:		2.2	9 Gross	AC				
Density (gross):		19.2	1 DU/AC	1				
Plan Type		S.F	. BR	£		Total Units	% of total	Total SF
Plan 1		1,79				10	23%	
Plan 2		1,90	8 3	£.		14	32%	26,712
Plan 3		2,05	7 3	é –	-	20	45%	
						44	100%	85,762
Parking Required:			5775		-	No of units	Spaces required	l l
		2.2	5 Spaces	s per unit		44	99	S.
Parking Provided:							· · · · · ·	
Garage spaces:						14	Spaces provided	
Surface spaces:							11	
						Total:	99	
PA6 - Mixed	lleo							
FAO - WINEU	Use							
RETAIL:	Level 1	12,099	S.F.					
RETAIL: Parking Required:	Level 1	12,099	S.F.			SF	Spaces required	
	Level 1	12,099 Spaces per 2				SF 12,099	Spaces required 60	
Parking Required:						12,099	60	
Parking Required: RETAIL:						12,099		
Parking Required: RETAIL: Parking Provided:	1.00					12,099	60 Spaces provided	
Parking Required: RETAIL: Parking Provided: Surface parking:	1.00					12,099	60 Spaces provided 46	
Parking Required: RETAIL: Parking Provided: Surface parking:	1.00	Spaces per 2				12,099	60 Spaces provided 46 14	
Parking Required: RETAIL: Parking Provided: Surface parking: Street spaces (Willow AFFORDABLE UNITS	1.00					12,099	60 Spaces provided 46 14	
Parking Required: RETAIL: Parking Provided; Surface parking: Street spaces (Willow AFFORDABLE UNITS Site area:	1.00 Ave):	Spaces per 2				12,099	60 Spaces provided 46 14	
Parking Required: RETAIL: Parking Provided: Surface parking: Street spaces (Willow	1.00 Ave): 1.60	Spaces per 2 Gross AC				12,099	60 Spaces provided 46 14	
Parking Required: RETAIL: Parking Provided: Surface parking: Street spaces (Willow AFFORDABLE UNITS Site area: Density (gross):	1.00 Ave): 1.60 26.25 88	Spaces per 2 Gross AC	00 SF	Level 3	Lovel 4	12,099	60 Spaces provided 46 14 60	Total SF
Parking Required: RETAIL: Parking Provided: Surface parking: Street spaces (Willow AFFORDABLE UNITS Site area: Density (gross): Unit count:	1.00 Ave): 1.60 26.25 88 <u>S.F.</u>	Spaces per 2 Gross AC DU/AC	00 SF	Level 3	Level 4	12,099	60 Spaces provided 46 14 60	Total SF
Parking Required: RETAIL: Parking Provided: Surface parking: Street spaces (Willow AFFORDABLE UNITS Site area: Density (gross): Unit count: Plan Type	1.00 Ave): 1.60 26.25 88 <u>S.F.</u>	Spaces per 2 Gross AC DU/AC	00 SF	Level 3	Level 4	12,099	60 Spaces provided 46 14 60	Total SF 2,100
Parking Required: RETAIL: Parking Provided: Surface parking: Street spaces (Willow AFFORDABLE UNITS Density (gross): Unit count: Plan Type AFFORDABLE UNITS I Studio A Studio A	1.00 Ave): 1.60 26.25 88 <u>S.F.</u> BUILDING A 525 655	Spaces per 2 Gross AC DU/AC Mezzanine 0	00 SF Level 2	1 2	1 2	12,099	60 Spaces provided 46 14 60 Total units 4 8	2,100 5,240
Parking Required: RETAIL: Parking Provided: Surface parking: Street spaces (Willow AFFORDABLE UNITS Site area: Density (gross): Unit count: Plan Type AFFORDABLE UNITS I Studio B Studio B	1.00 Ave): 1.60 26.25 88 <u>S.F.</u> BUILDING A 525 655 655	Spaces per 2 Gross AC DU/AC Mezzanine 0 0 2	00 SF Level 2 1 2 0	1 2 0	1 2 0	12,099 Total: Level 5 1 2 0	60 Spaces provided 46 14 60 Total units 4 8 2	2,100 5,240 1,380
Parking Required: RETAIL: Parking Provided: Surface parking: Street spaces (Willow AFFORDABLE UNITS Siste area: Density (gross): Unit count: Plan Type AFFORDABLE UNITS I Studio A Studio C JA	1.00 Ave): 1.60 26.25 88 SF. SS 655 655 655 650 770	Spaces per 2 Gross AC DU/AC Mezzanine 0 2 0	00 SF Level 2 1 2 0 2	1 2 0 2	1 2 0 2	12,099 Total: Level 5 1 2 0 2	60 Spaces provided 46 14 60 50 Total units 4 8 2 8	2,100 5,240 1,380 6,160
Parking Required: RETAIL: Parking Provided: Surface parking: Street spaces (Willow AFFORDABLE UNITS Site Area: Density (gross): Unit count: Plan Type AFFORDABLE UNITS I Studio B Studio B Studio B Studio C JA 18	1.00 Ave): 1.60 26.25 88 <u>S.F.</u> 525 655 655 655 650 770 828	Spaces per 2 Gross AC DU/AC Mezzanine 0 0 2 0 0	00 SF Level 2 1 2 0 2 2	1 2 0 2 2	1 2 0 2 2	12,099 Total: Level 5 1 2 0 2 2	60 Spaces provided 46 14 60 Total units 4 8 2 8 8	2,100 5,240 1,380 6,160 6,624
Parking Required: RETAIL: Parking Provided: Street spaces (Willow AFFORDABLE UNITS Sice area: Density (gross): Unit count: Plan Type Plan Type Studio A Studio C JA	1.00 Ave): 1.60 26.25 88 SF. SS 655 655 655 650 770	Spaces per 2 Gross AC DU/AC Mezzanine 0 2 0	00 SF Level 2 1 2 0 2	1 2 0 2	1 2 0 2	12,099 Total: Level 5 1 2 0 2	60 Spaces provided 46 14 60 50 Total units 4 8 2 8	2,100 5,240 1,380 6,160

	5.F.	Mezzanine	Level 2	Level 3	Level 4	Level 5	Total units	Tota
AFFORDABLE UNITS	BUILDING B							
Studio B	655	0	3	3	3	3	12	
1A	770	0	2	2	2	2	8	
18	828	0	2	2	2	2	8	- 1
1C	895	2	0	0	0	0	2	- 1
2A	1,070	0	1	1	1	1	4	
28	1,158	0	1	1	1	1	4	
3A	1,140	0	2	2	2	2 _	8 46	4
							40	
COMMUNITY BUILDI	NG WITH TO 0.36							
Site area:		Gross AC						
Density (gross):	11.11	DU/AC						
Unit count:	4							
				Total	% of			
Plan Type	S.F.	2		Units	total	Total SF		
A	2,100			2	50%	4,200		
B	2,460			2	50%	4,920		
				4	100%	9,120		
Parking Required:								
						No of		
						units	Spaces required	
AFFORDABLE UNITS:	1.00	spaces per u	unit.			88	88	
TOWNHOUSES:		spaces per u				4	9	
							97	
Parking Provided:								
							Spaces provided	
Surface parking:							37	
Garage spaces:						35	37 30	
	with retail					- Total:	37	
Garage spaces: 50 % shared parking s Additional i GRAND PARK			<u>.</u>			- Total:	37 30 30	
Garage spaces: 50 % shared parking Additional i			5.00 Gro 60	ss AC		Total;	37 30 30	
Garage spaces: 50 % shared parking v Additional i GRAND PARK Site area: Parking spaces: HETCH HETCHY EAS	nforma		60			- Total:	37 30 30	
Garage spaces: 50 % shared parking v Additional i GRAND PARK Site area: Parking spaces: HETCH HETCHY EAS Site area:	nforma Ement					Total:	37 30 30	
Garage spaces: 50 % shared parking s Additional i GRAND PARK Site area: Parking spaces: HETCH HETCHY EAS Site area: FUTURE TRANSIT SI	nforma Ement		60 4.39 Gro	ss AC		- Total:	37 30 30	
Garage spaces: 50 % shared parking v Additional i GRAND PARK Site area: Parking spaces: HETCH HETCHY EAS Site area:	nforma EMENT TATION Station:		60	ss AC		- Total:	37 30 30	
Garage spaces: 50 % shared parking: GRAND PARK Site area: Parking spaces: HETCH HETCH FAS Site area: FUTURE FRANSIT SI Future FMC Transit	nforma EMENT TATION Station:		60 4.39 Gro 0.97 Gro	ss AC		- Total:	37 30 30	
Garage spaces: 50 % shared parking: GRAND PARK Site area: Parking spaces: HETCH HETCH FAS Site area: FUTURE FRANSIT SI Future FMC Transit	nforma EMENT TATION Station:		60 4.39 Gro	ss AC		Total:	37 30 30	
Garage spaces: 50 % shared parking to GRAND PARK Site area: Parking spaces: HETCH HETCH Teast Retroit HETCH Teast Future FRA Transit Acreage summing UN Stack TH	nforma ement ration station: mary		60 4,39 Gro 0.97 Gro Gross Ac	ss AC ss AC res		Total:	37 30 30	
Garage spaces: 50 % shared parking to GRAND PARK Site area: Parking spaces: HETCH HETCHY EAS Site area: Future FMC Transit Acreage summ RESIDENTIAL UA Stack TH UA Notor CT TH	nforma ement ration station: mary		60 4.39 Gro 0.97 Gro Gross Ac 3 4	ss AC ss AC res 19		Total:	37 30 30	
Garage spaces: 50 % shared parking to GRAND PARK Site area: Parking spaces: HETCH HETCH Teast Retroit HETCH Teast Future FRA Transit Acreage summing UN Stack TH	nforma ement ration station: mary		60 4,39 Gro 0.97 Gro Gross Ac 3 4 5	ss AC ss AC res 19 .46 .41		- Total:	37 30 30	
Garage spaces: 50 % shared parking to GRAND PARK Site area: Parking spaces: HETCH HETCH FAS Site area: FUTURE TRANSIT ST Future FAC Transit Acreage summ RESIDENTIAL UA Stack TH UA Motor Ct TH UA Towns	nforma EMENT Itation Station: mary		60 4.39 Gro 0.97 Gro Gross Ac 3 4	ss AC ss AC res 19 .46 .41		- Total:	37 30 30	
Garage spaces: 50 % shared parking to GRAND PARK Site area: Parking spaces: HETCH HETCH BACK Site area: FUTURE TRANST SI FUUTE MC Transit Acreage summing UA Stack TH UA Motor Ct TH UA Motor Ct TH UA Motor Ct TH UA TOWNS OTHER NON RESIDE	nforma EMENT Itation Station: mary		60 4.39 Gro 0.97 Gro Gross Ac 3 4 5 5 5 5 5 13	ss AC ss AC 19 .46 .41 .06		- Total:	37 30 30	
Garage spaces: 50 % shared parking to GRAND PARK Site area: Parking spaces: HETCH HETCHY EAS Site area: FUTURE TRANSIT SI Future FMC Transit Acreage summi UA Stack TH UA Motor Ct TH UA M	Informa EMENT TATION Station: mary		60 4,39 Gro 0.97 Gro Gross Ac 4 4 5 5 5 5 5 1 3 1 1 1	ss AC ss AC 19 46 41 .06		- Total:	37 30 30	
Garage spaces: 50 % shared parking to GRAND PARK Site area: Parking spaces: HETCH HETCH BAS Site area: FUTURE TRANST SI FUUTE MC Transit Acreage summi RESIDENTIAL UA Stack TH UA Motor CT UA MOTOR CT	nforma EMENT TATION Station: mary ENTIAL combouses		60 4,39 Gro 0.97 Gro Gross Ac 3 4 5 5 5 5 5 5 5 5 13	ss AC ss AC res 19 46 41 06 36		- Total:	37 30 30	
Garage spaces: 50 % shared parking to GRAND PARK Site area: Parking spaces: HETCH HETCHY EAS Site area: FUTURE TRANSIT SI Future FMC Transit Acreage summi UA Stack TH UA Motor Ct TH UA M	nforma EMENT TATION Station: mary ENTIAL combouses		60 4.39 Gro 0.97 Gro Gross Ac 3 4 5 5 5 5 5 13 1 1 1 0 0 0	ss AC ss AC 19 .46 .41 .06 .60 .36 .97		- Total:	37 30 30	
Garage spaces: 50 % shared parking to GRAND PARK Site area: Parking spaces: HETCH HETCH TAB Site area: FUTURE TRANST SI FUTURE TRANST SI FUTUR	nforma EMENT TATION Station: mary ENTIAL combouses		60 4.39 Gro 0.97 Gro Gross Ac 3 4 5 5 5 5 5 5 5 5 5 5 5 1 3 1 0 0 0 0 0	ss AC ss AC res 19 46 41 .06 .60 .36 .97 .50		- Total:	37 30 30	
Garage spaces: 50 % shared parking : GRAND PARK Site area: Parking spaces: HETCH HETCHY EAS Site area: FUTURE TRANSIT SI Future FMC Transit Acreage sumu UA Stack TH UA Motor Ct TH UA MOTOR SILL MOTOR SILL MO	nforma EMENT TATION Station: mary ENTIAL combouses	 Subt	60 4.39 Gro 0.97 Gro Gross Ac 3 4 5 5 5 5 5 5 5 5 1 1 0 0 0 0 0 0 0 0 0 0	ss AC ss AC 19 .46 .41 .06 .60 .36 .97		- Total:	37 30 30	
Garage spaces: 50 % shared parking to GRAND PARK Site area: Parking spaces: HETCH HETCH TAB Site area: FUTURE TRANST SI FUTURE TRANST SI FUTUR	Informa EEMENT TATION Station: mary INTIAL iownhouses ea	 Subt	60 4.39 Gro 0.97 Gro Gross Ac 3 4 5 5 5 5 5 5 1 1 0 0 0 0 0 0 0 0 0 0 0 0	ss AC ss AC 19 .46 .41 .06 .60 .36 .97 .50 .55		- Total:	37 30 30	















FMC - WILLOW NEWARK | CALIFORNIA

INTEGRAL COMMUNITIES | 18-048

DATE 02 | 11 | 20



FRONT PERSPECTIVE









PA 6 MIXED USE RETAIL/AFFORDABLE PERSPECTIVES | A6.01





MIXED USE BUILDING A - FRONT ELEVATION

MIXED USE BUILDING B - FRONT ELEVATION



MIXED USE BUILDING B - REAR ELEVATION

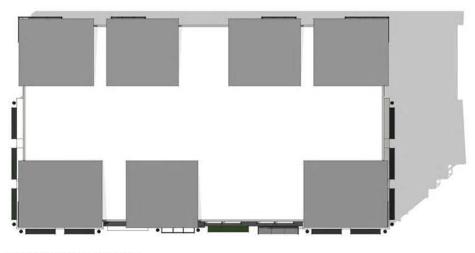
MIXED USE BUILDING A - REAR ELEVATION

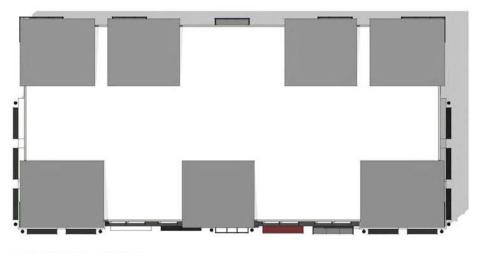




PA6 MIXED USE RETAIL/AFFORDABLE FRONT & REAR ELEVATIONS | A6.02







MIXED USE BUILDING A - ROOF PLAN

MIXED USE BUILDING B - ROOF PLAN



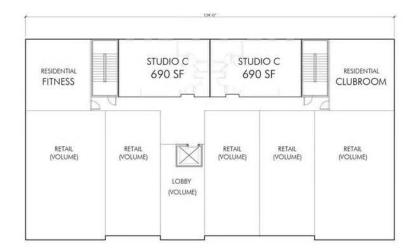
MIXED USE BUILDINGS - SIDE ELEVATIONS



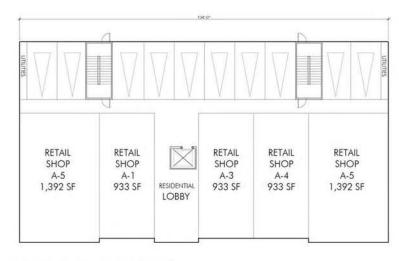




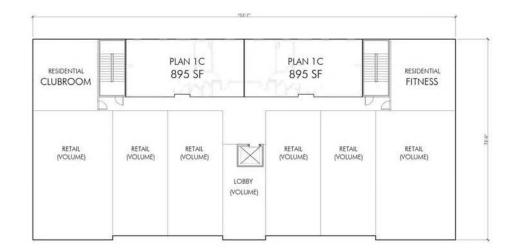




MIXED USE BUILDING A - MEZZANINE (AFFORDABLE LIVING)



MIXED USE BUILDING A - FIRST FLOOR (RETAIL)



MIXED USE BUILDING B - MEZZANINE (AFFORDABLE LIVING)



MIXED USE BUILDING B - FIRST FLOOR (RETAIL)





PA6 MIXED USE RETAIL/AFFORDABLE COMPOSITE PLANS | A6.04

3/32"=1"-0"SCALE







MIXED USE BUILDING A - FLOORS 2, 3, 4, & 5 (AFFORDABLE LIVING)

MIXED USE BUILDING B - FLOORS 2, 3, 4, & 5 (AFFORDABLE LIVING)







3/32"+1'-0"SCALE









PA6 MIXED USE RETAIL/AFFORDABLE RESIDENTIAL UNIT PLANS | A6.06

1/8"=1'-0"SCALE



den Landing Ecological

LOCATION

The Property has an ideal location ten miles north of Silicon Valley and just a few miles east of the San Francisco Peninsula. As an example, the corporate headquarters of Facebook is less than 10 miles from the Property.

In recent years Newark has emerged as one the leading cities in the Bay Area for new home construction. Newark has undergone a boom in new home construction as buyers are drawn to Newark's close proximity to leading high technology job centers. Newark also offers a wide range of new home products at relatively affordable prices.

The Property is located on the Northwest Corner of Willow Avenue and Enterprise Drive at the gateway to the TOD. The Property is flat and is located on the Western Edge of the City with views of the San Francisco Bay, Dumbarton Bridge and San Francisco Peninsula to the West. The completed developments of Bayshores by William Lyon Homes, Lighthouse by Lennar Homes, and Glass Bay by Trumark Homes are located immediately south of the Property.

A five-acre Grand Park is planned adjacent (West) of the Property. Residents will also enjoy the Bay Side Trail that surrounds the Project which is ideal for walking or biking. A future pedestrian bridge will connect the Bayside Trail to the beautiful Don Edwards Nature Conservancy which is just north of the Project. A proposed transit station and retail development is planned just a short walk from the Project.

The Property is ideally located for commuters who work in nearby Silicon Valley or the San Francisco Peninsula.

Preserve

Los Altos Hills

