



RIAZ

C A P I T A L

Informational Community Meeting

Tuesday, November 29th, 2022

About Riaz Capital



C A P I T A L

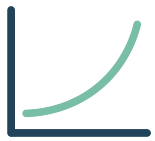


Riaz Capital is an Oakland-based development and asset management company, focused on creating and innovating entry-level housing in the East Bay.

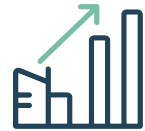
COMPANY OVERVIEW

Riaz Capital has operated in the Bay Area for over 20 years, building and operating a portfolio of stylish, transit-oriented, and contextually-appropriate housing all while remaining attainable for our target customer.

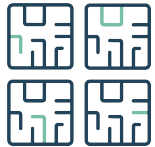
Our housing is specifically designed for middle income earners – Teachers, Nurses, Non-profit Employees, City Officials and those who do NOT fit the mold of traditional housing.



1,700
Units Under
Development



20+
Years of Bay Area
Development



1,500+
Units Under
Management



57
Buildings under
Management

OUR EXPERIENCE

Two Generations of Experience Creating Homes for the Missing Middle

Acquisition/Rehab



Renovations



Adaptive Reuse



Mid-Rise Ground Up



Townhome Ground-Up



Urban Mid-Rise



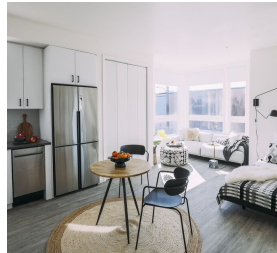
Small-Format



Communal



Historic Micros



Mass Market



Micro-Living
Townhouse

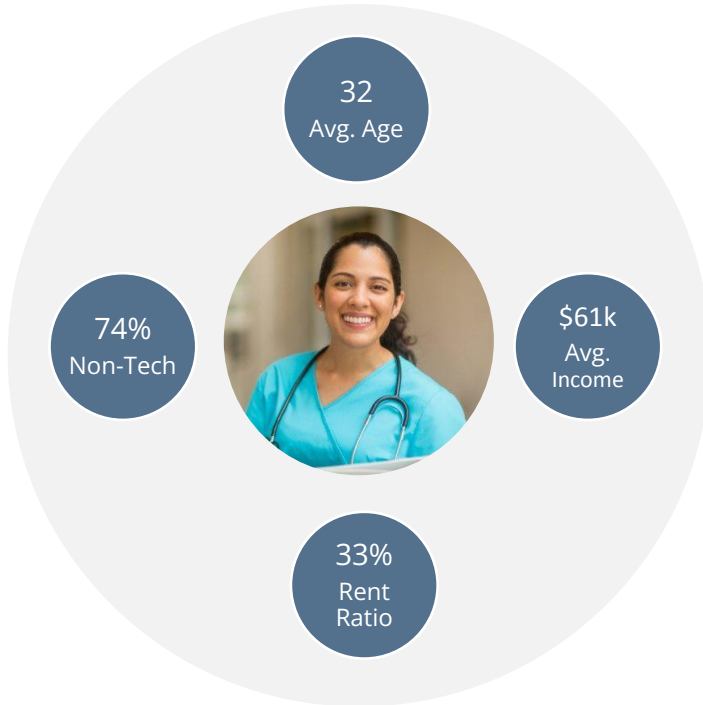


Micro-Living Midrise

OUR RESIDENTS

TYPICAL RESIDENT

Young, single workforce professionals making \$50,000 to \$120,000 per year



Our Goal is to build flexible, functional and economical multi-family homes that will house **East Bay residents** for decades to come.

To achieve this, we minimize non-housing housing costs (e.g., large amenity spaces and parking garages), allowing us to create housing for:

- Nurses
- Teachers
- First Responders
- Nonprofit Workers
- Government Employees
- Retail/Restaurant Employees

RECENTLY COMPLETED PROJECTS



The Proposed Project:
200-220 Alice Street;
236 2nd Street

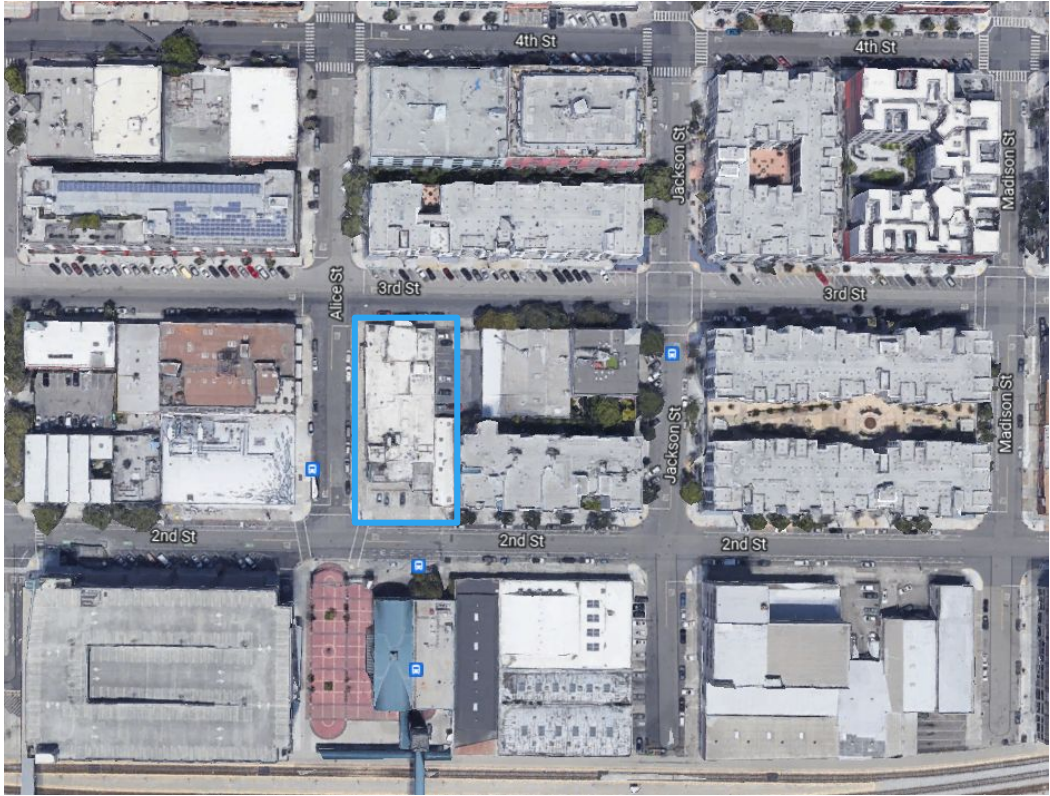


RIAZ

CAPITAL

EXISTING SITE

Current Site Uses - Vacant industrial, office, and deli buildings



PROPOSED PROJECT



Project Details

- 5-stories
- 160 Residential Units
- 30 deed-restricted affordable units
- Zoned C-45/S-4 which allows residential
- 1,250 sq. ft. of retail facing Amtrak Station
- Resident gym and courtyard

PROPOSED PROJECT



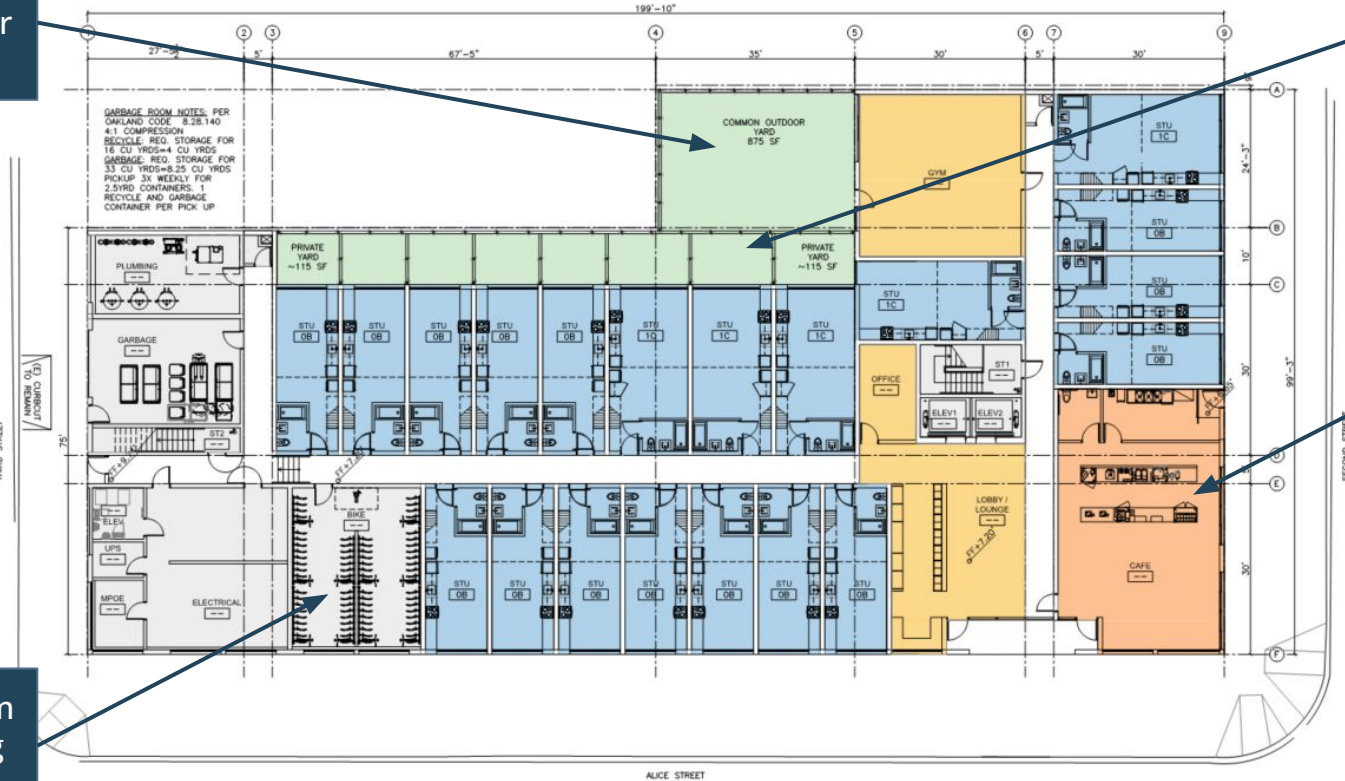
PROPOSED PROJECT



PROPOSED PROJECT

Rear Courtyard for Residents

Private Yards for Ground-Floor Residents



Retail Space on Corner

80 Long-Term Bike Parking Spaces

PROPOSED PROJECT

Neighborhood Context

- Building design reflects industrial and residential uses in the neighborhood
- Grid pattern with alternating colors breaks up the building's mass
- Size & height are consistent with neighbors
- Creates density in a downtown neighborhood near public transportation



378 EMBARCADERO WEST



737 2ND



PROJECT PROPOSAL



250 3RD



125 2ND



PROJECT PROPOSAL



66 FRANKLIN

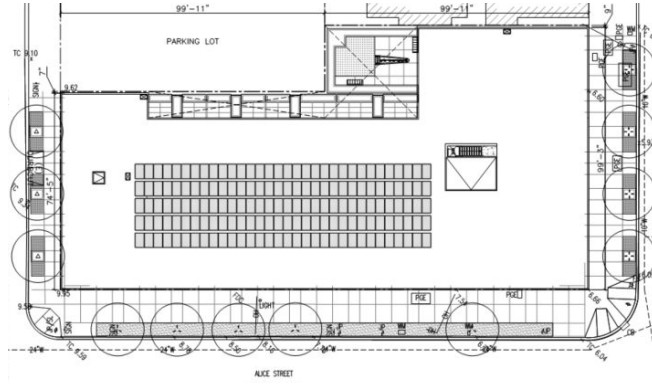


200 4TH



PROJECT PROPOSAL

PROPOSED PROJECT



Sustainability

- 92 bike parking spaces
- Drought tolerant landscaping
- All-Electric Design
- Rooftop Solar Panels
- Reduction in existing non-permeable surfaces



Arcostaphylos 'Dr. Hurd'



Cercis canadensis



Geijera parvifolia



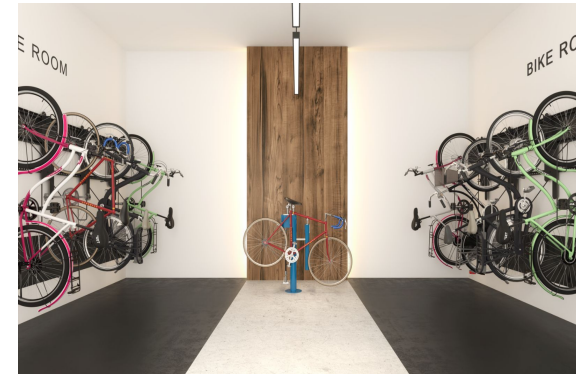
Callistemon viminalis 'Little John'



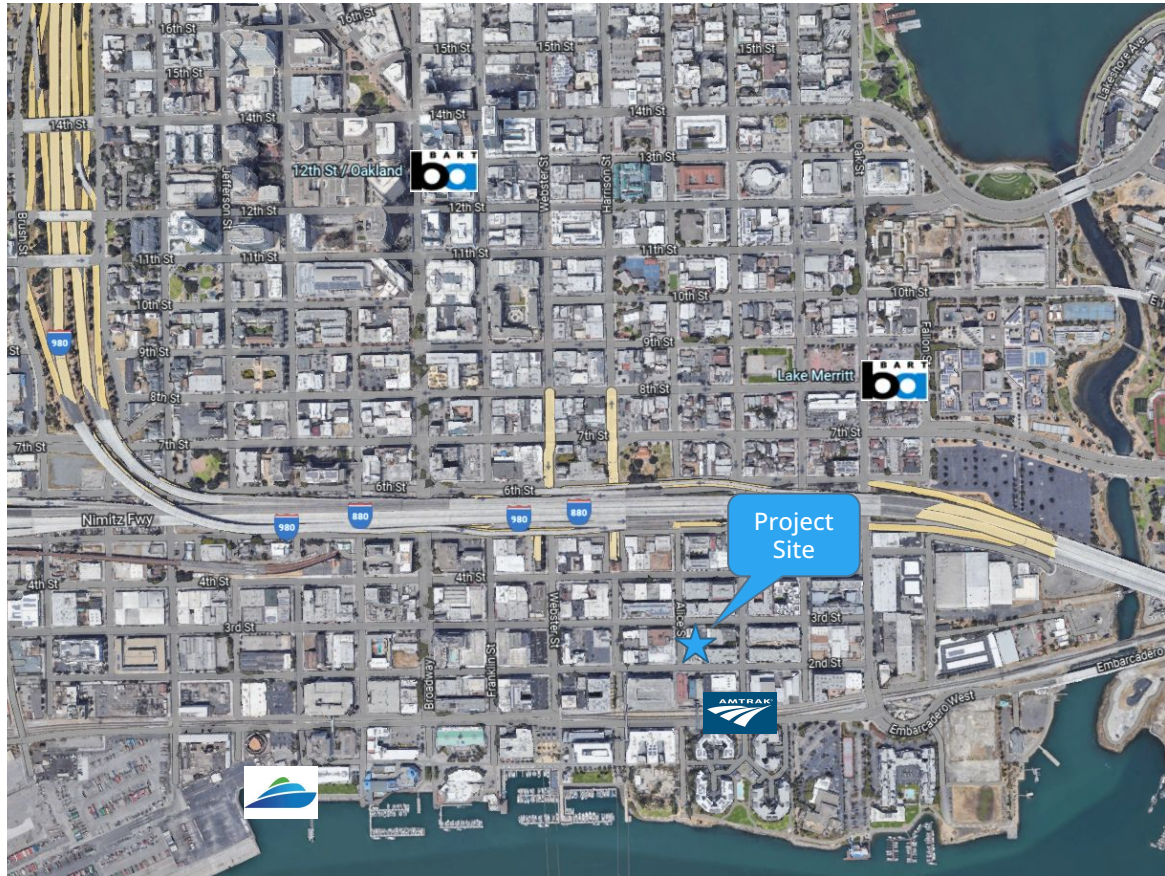
Chondropetalum tectorum



Euonymus japonicus 'Green Spire'



PROPOSED PROJECT



Proximity to Transit

- 0.0 miles Jack London Square Amtrak Station
- 0.5 miles to Lake Merritt BART
- 0.6 miles to Oakland Ferry Terminal
- 0.7 miles to 12th Street BART
- 375' of new and/or improved sidewalks along project frontages with street trees

CONSTRUCTION PROTOCOLS



Community Health and Safety

Construction Schedule:

- Start in Fall 2023
- We estimate 18 months of construction

Site Security during Construction

- Project will have camera systems with a live after-hours operator that alerts 911 of an emergency or a break-in
- Project will have in person security for most of the project weekends and after hours/nights

Dust Control

- We will implement dust control measures per OSHA and City of Oakland requirements

Noise

- We will abide by City of Oakland regulations of working hours
- We will typically operate from 7:30AM – 4:30PM, occasionally 7:00AM to 6:00PM

THANK YOU

If you have any questions please
contact:

Lisa Vilhauer

lvilhauer@riazinc.com

Chris Batson

cbatson@riazinc.com

