

LETTER FROM THE SELLER

438 W Grand #413, Oakland

Our names are Bill and AuBrey and we'd like to take a moment to welcome you to our wonderful home on Grand Avenue. We're incredibly grateful to have called #413 our own urban sanctuary over the past number of years, and we'd like to share with you what makes this place so very special.

Oakland, and the Broadway Grand building within it, is all about community. We fell in love with this fun, diverse and welcoming community and we think that you will too. Uptown Oakland is a microcosm of America- you will see this every time you step outside into the crisp Bay Area air. You'll recognize neighbors as you picnic or walk around the beautiful Lake Merritt at sunset. You'll get to know the friendly neighborhood baristas serving up your lattes at Farley's and Sweet July every morning. And if you're like us, you'll spend many nights inside of the Fox Theatre, staring in awe at the stunning architecture, all the while bopping your head to some of your favorite bands, just steps away from home.

There is no shortage of amazing restaurants, bars and theatres in Uptown, Oakland. Across the street, Viridian was recently named one of the best 50 bars in the country. Right next door, you can gather by the fire pit on a cool fall night at Drake's Dealership while snacking on the best pizzas in town. And although our home sits at the center of the action, we've loved how quickly we can escape to the beauty and quiet of the Bay Area. Whether hiking Tilden Regional Park in Berkeley or taking a lovely drive across the Golden Gate Bridge en route to the towering trees of Muir Woods - we've enjoyed so much of the nature that Northern California provides.

As for our home - it's hard to say goodbye. We've grown to become good friends with many of our neighbors, gathering in the shared courtyard over laughs, or exchanging friendly hellos while walking the neighborhood with our four legged friends. Inside #413, we've always appreciated our unique two floor layout, spacious and open floor plan and friendly acoustics that offer peace, safety and quiet.

Although our careers are swooping us up to the Pacific Northwest, Oakland will always be home for us. Living here, how can it not be? The optimistic, lively energy of Uptown is absolutely infectious. We're excited for the adventures you're about to embark on and know that you'll love this community as much as we have.

The Town, Forever!

Cheers,

Bill & AuBrey