



OFFERING MEMORANDUM

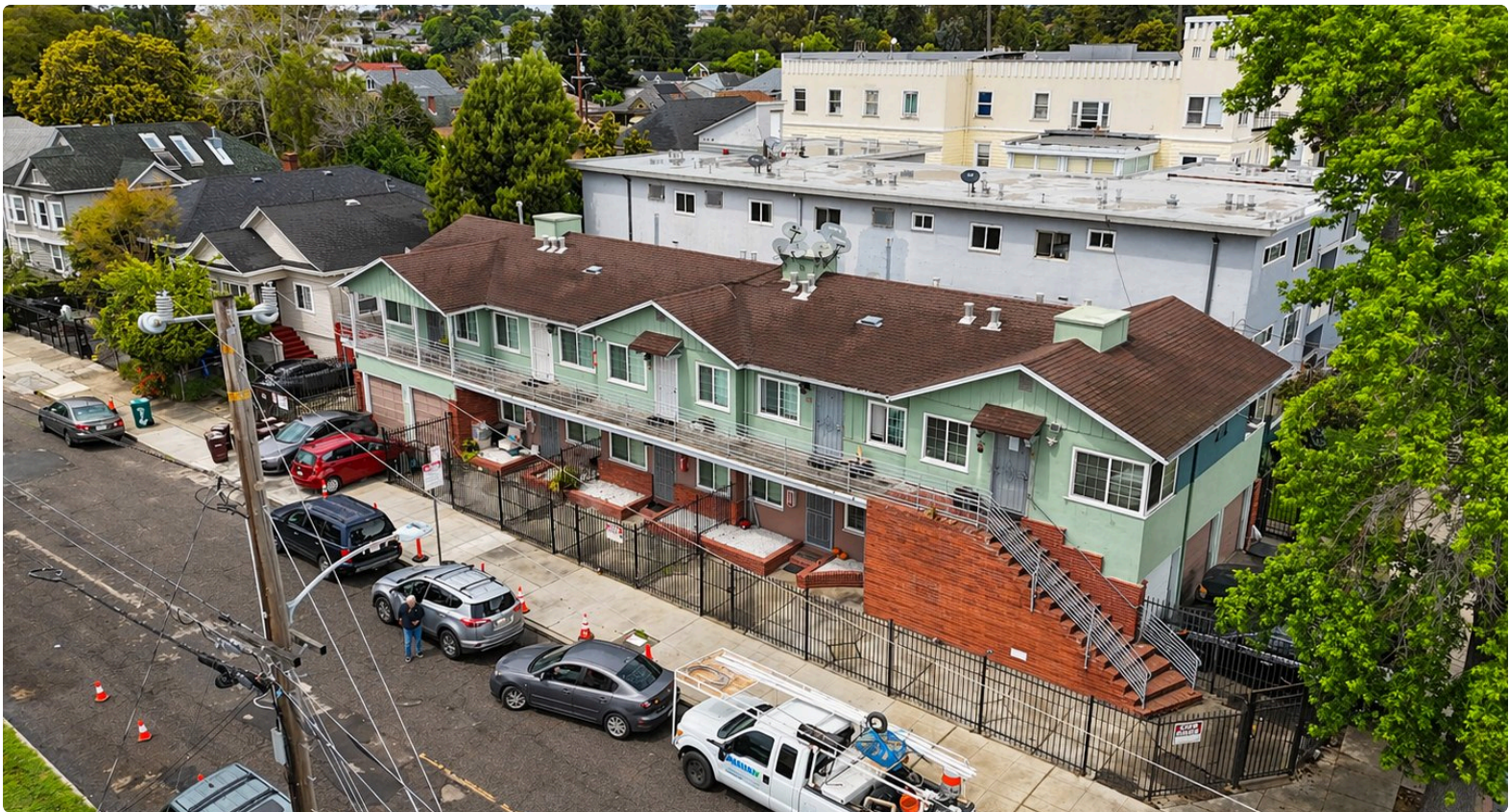
# 3114 Ashbrook Ct

Oakland, CA 94601 | 8-Unit Multifamily

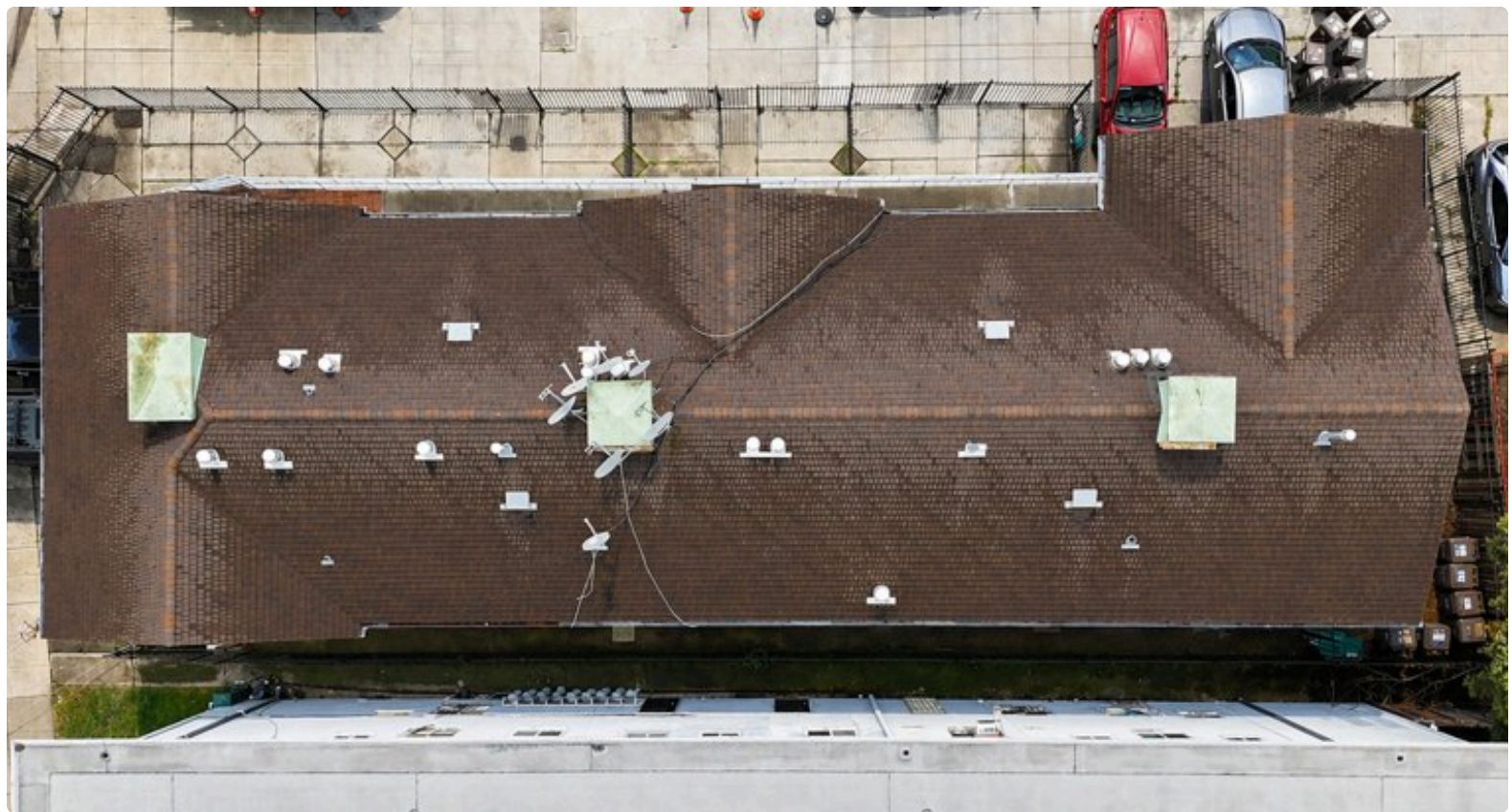
**\$1,275,000**

6.75% CAP | 9.44 GRM | 8 Units

**BOS**  
GROUP



Photos may be AI-enhanced



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# Property Summary

Bos Group is proud to present 3114 Ashbrook Ct, an 8-unit multifamily property in Oakland's Fruitvale corridor offered at \$1,275,000. The property features a unit mix of (6) 1x1, (1) 2x1, and (1) Studio with current in-place monthly income of \$11,034. The asset sits within walking distance of Fruitvale BART Station (-0.9 mi) with direct rail access to San Francisco, Berkeley, and the greater Bay Area, and is positioned less than one mile from both I-580 and I-880 for convenient regional freeway access.

6.75%

CAP RATE

9.44

GRM

45.1%

UPSIDE

\$159,375

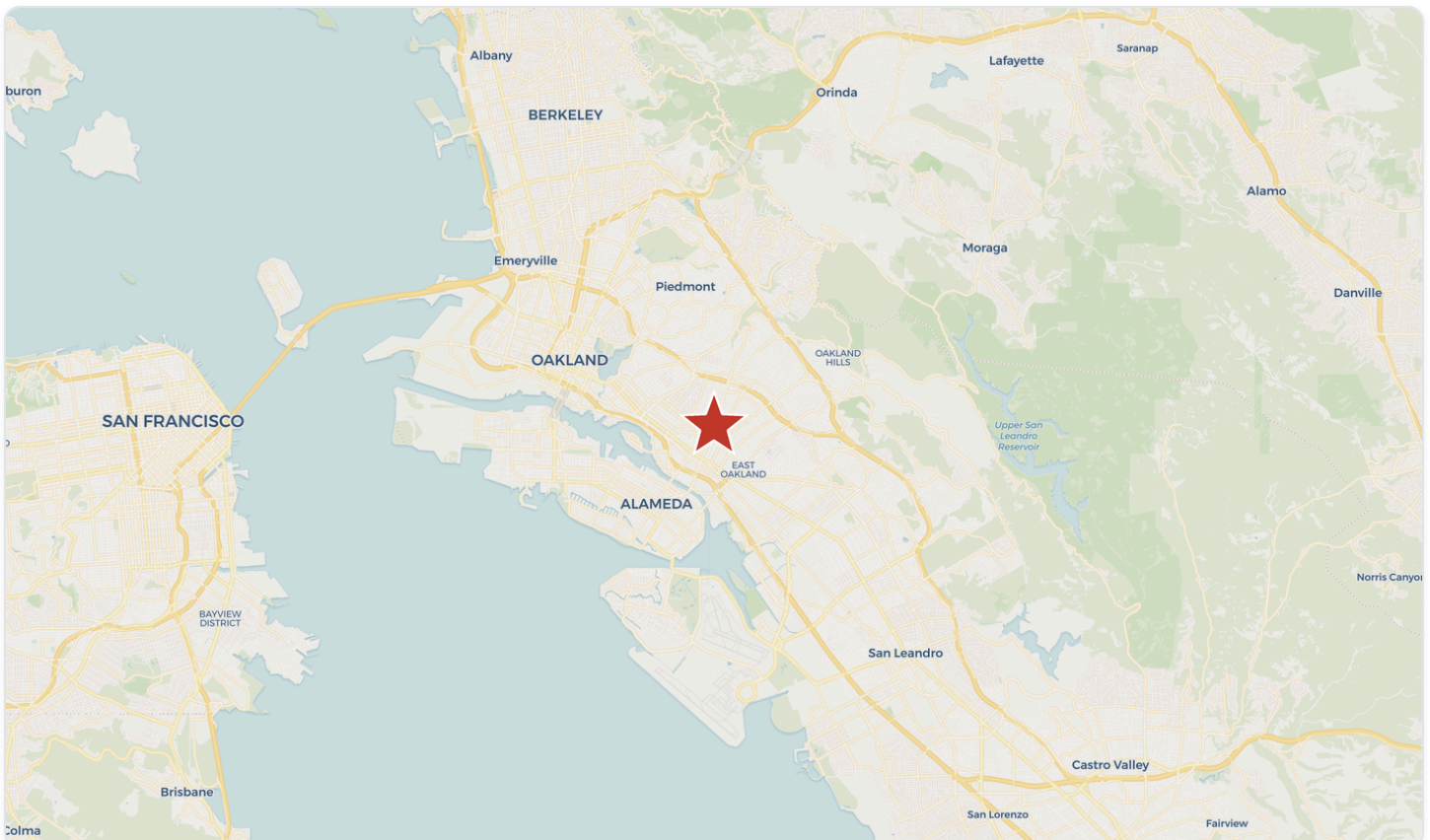
PRICE / UNIT

\$305

PRICE / SF

## INVESTMENT HIGHLIGHTS

- \$1,275,000 List Price | 6.75% Current Cap | 10.93% Pro Forma Cap
- 45.14% Rent Upside | \$11,034 In-Place to \$16,015 Market Monthly
- 5 Garage Parking Spaces On-Site
- On-Site Laundry Facilities
- Additional Income Potential from Unrented Storage Units



# Investment Summary

Price	\$1,275,000	First loan	\$828,750
Down payment (35%)	\$446,250	Interest rate (5yr fixed)	6.00%
Number of units	8	Amortization	30 years
Price / unit	\$159,375	Monthly payment	\$4,969
Square feet	4,178	Annual debt service	\$59,625
Cost / sq. foot	\$305	Debt coverage ratio (DSCR)	1.44
CAP - Current	6.75%		
CAP Rate - Pro Forma	10.93%		
GRM - Current	9.44		
GRM - Pro Forma	6.54		
Year built	1952		
Lot size	5,160 SF		

*Pricing based on recommended list price. Buyer to verify all financial information independently.*

# Income Summary

## Rent Roll

UNIT	TYPE	RENT	MARKET RENT	MOVE-IN DATE
3114	2x1	\$1,095	\$2,250	
3116	Studio	\$1,795	\$1,795	
3118	1x1	\$1,537	\$1,995	
3120	1x1	\$1,061	\$1,995	
3122	1x1	\$1,200	\$1,995	
3124	1x1	\$1,284	\$1,995	
3126	1x1	\$1,995	\$1,995	Vacant
3128	1x1	\$1,067	\$1,995	
Monthly Total		\$11,034	\$16,015	
Annual Total		\$132,408	\$192,180	

Rent roll data provided by property owner. Market rents based on comparable units in the area.

## Unit Mix

UNIT TYPE	# OF UNITS	VACANCY	RENT	MARKET RENT	UPSIDE	% OF TOTAL
Studio	1	0	\$1,795	\$1,795	0.0%	12%
1x1	6	1	\$1,230	\$1,995	62.2%	75%
2x1	1	0	\$1,095	\$2,250	105.5%	12%
Total	8	1	\$10,269	\$16,015	45.1%	100%
Average		12.5%	\$1,284	\$2,002		

# Expense Summary

EXPENSE		CURRENT	PRO FORMA
New Property Taxes	1.2779% tax rate	\$16,293	\$16,293
Special Assessments	\$937 /unit	\$7,495	\$7,495
Insurance	\$302 /unit	\$2,412	\$2,412
PG&E	\$135 /unit	\$1,080	\$1,080
Water	\$675 /unit	\$5,400	\$5,400
Trash	\$753 /unit	\$6,024	\$6,024
Repairs & Maintenance	\$500 /unit	\$4,000	\$4,000
Business Tax & Rent Board Fees***	\$292 /unit	\$2,340	\$3,095
<b>Total expenses</b>	<b>\$5,630 /unit</b>	<b>\$45,044</b>	<b>\$45,799</b>
<b>% of EGI</b>		<b>34.36%</b>	<b>24.73%</b>

*Expense figures are based on owner-provided financials and market estimates. Prospective buyers should independently verify all expenses prior to closing.*

# Financial Overview

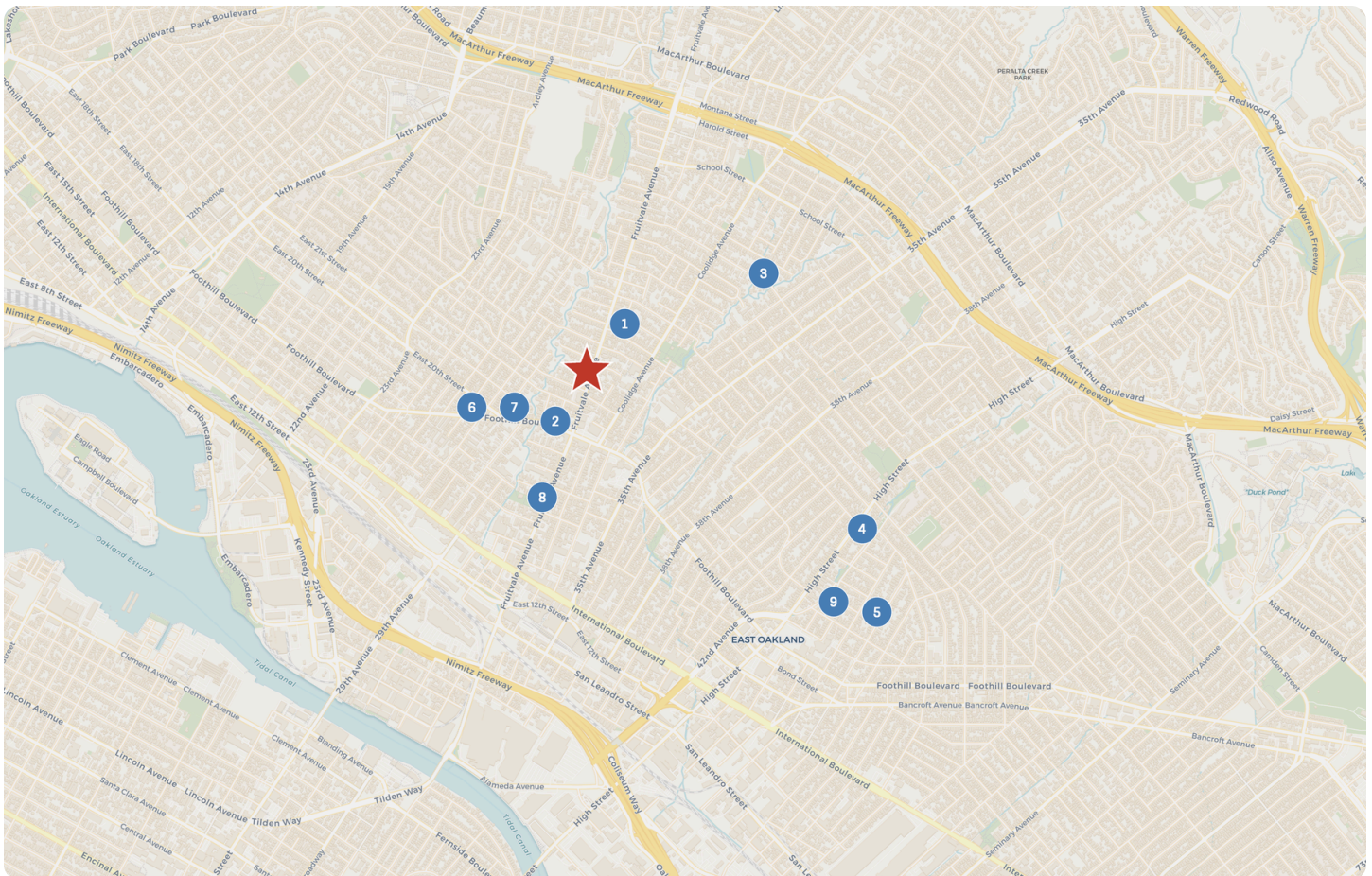
ANNUALIZED OPERATING DATA		CURRENT		PRO FORMA
Potential gross rent		\$192,180		\$192,180
Loss to lease	45.14%	(\$59,772)		\$0
Scheduled rental income		\$132,408		\$192,180
Laundry income		\$2,640		\$2,640
Scheduled gross income		\$135,048		\$194,820
Less vacancy rate	3.00%	(\$3,972)	5.00%	(\$9,609)
Effective gross income		\$131,076		\$185,211
Less expenses		(\$45,044)		(\$45,799)
Net operating income		\$86,032		\$139,412
Debt service		(\$59,625)		(\$59,625)
Net cash flow after debt service	5.92%	\$26,407	17.88%	\$79,787
Loan principal reduction		\$10,177		\$10,177
Total investment return	8.20%	\$36,584	20.16%	\$89,964

\*\* Based on recommended list price. \*\*

*Operating data based on trailing 12 months and owner-provided financials. Pro forma projections are estimates only.*

# Sales Comparables

NO.	PROPERTY ADDRESS	SALE PRICE	DATE	BLDG SF	UNITS	GRM	CAP	\$/UNIT	\$/SF
1	3227 Prentiss	\$1,195,000	01/2026	4,962	6	—	—	\$199,167	\$241
2	2011 Rutherford	\$1,250,000	12/2025	4,560	10	—	—	\$125,000	\$274
3	3300 Brookdale Ave	\$1,025,000	12/2025	5,453	6	—	—	\$170,833	\$188
4	2290 High St	\$1,025,000	12/2025	4,014	7	—	8.43%	\$146,429	\$255
5	2169 48th Avenue	\$830,000	10/2025	3,896	5	—	—	\$166,000	\$213
6	2004 27th Ave	\$995,000	Listed	3,688	7	9.27	6.07%	\$142,143	\$270
7	2004 27th Ave	\$995,000	Listed	3,688	7	9.27	6.07%	\$142,143	\$270
8	1661 Fruitvale Ave	\$995,000	Listed	4,745	6	8.40	7.07%	\$165,833	\$210
9	1432-1436 45th Ave	\$1,295,000	Listed	6,812	10	8.76	6.41%	\$129,500	\$190
AVERAGE		\$1,067,222		4,646	7	8.93	6.81%	\$154,116	\$235
3114 Ashbrook Ct		\$1,275,000		4,178	8	9.44	6.75%	\$159,375	\$305



# Exclusively Listed By

COMPASS COMMERCIAL | BOS GROUP CRE



Willem Bos

SENIOR VICE PRESIDENT

DRE # 02013980

916-698-9954

willem@bosgroupcre.com

Willem Bos is a Senior Vice President at Compass Commercial with over 10 years of experience as a real estate investment professional. He has successfully led his team in trading over \$500 million in multi-family and commercial property assets throughout the East Bay. Willem excels at guiding clients through commercial real estate investments with a deep understanding of the market and a strategic, client-focused approach.



Brian von Lackum

SENIOR INVESTMENT ADVISOR

DRE # 02251782

415-847-0291

brian@bosgroupcre.com

Brian von Lackum is a Senior Investment Advisor at Compass Commercial with over five years of experience in commercial real estate. Before joining the Bos Group, Brian worked at Newmark in Valuations & Advisory and achieved Certified General Appraisal licensure, appraising properties from \$1M to over \$1B across multifamily, office, industrial, and retail. Born in Marin County and based in San Francisco, Brian brings deep Bay Area market expertise to every transaction.



3114 Ashbrook Ct | Oakland, CA 94601

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