OFFERING MEMORANDUM

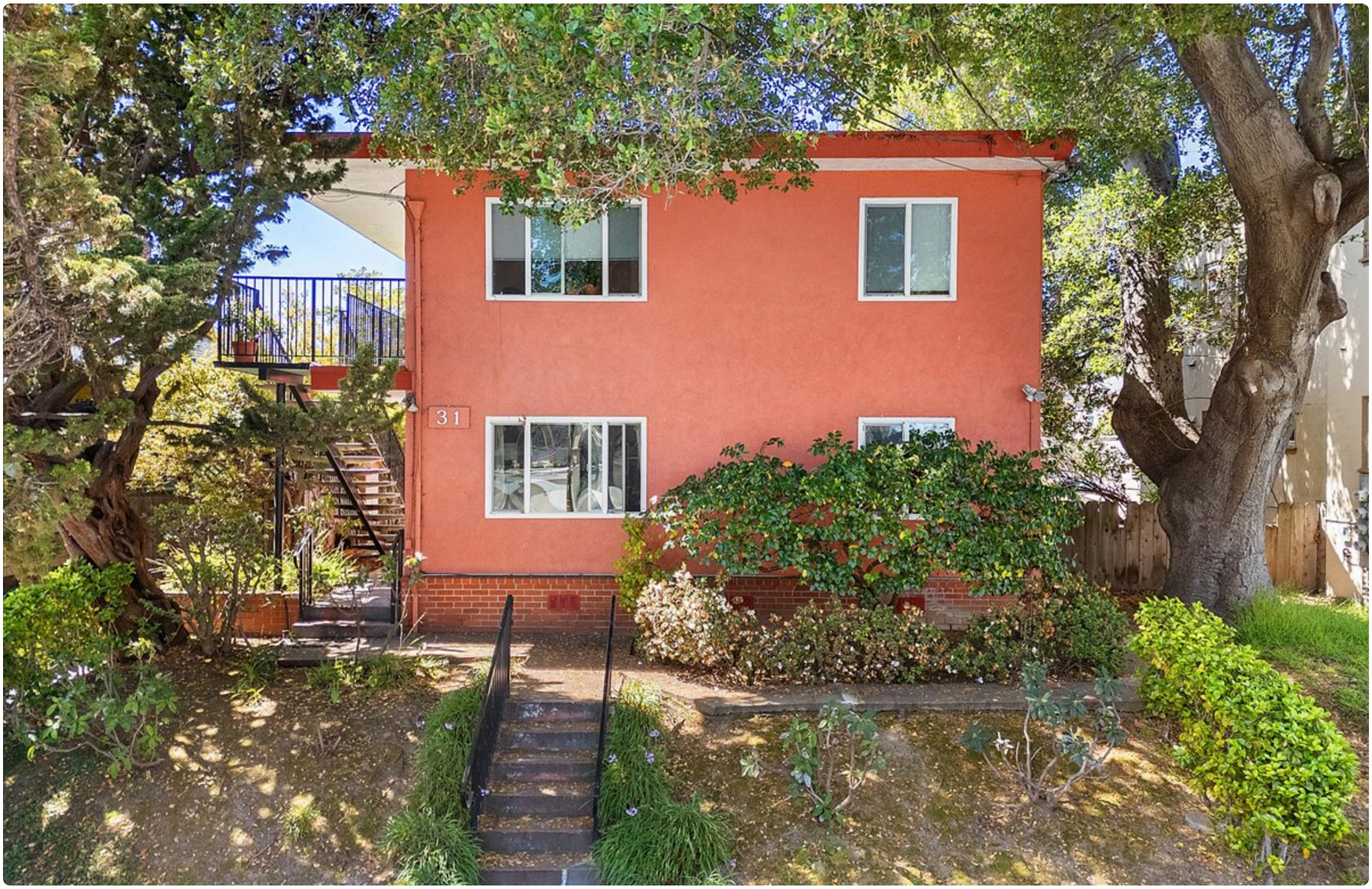
31 Croxton Avenue

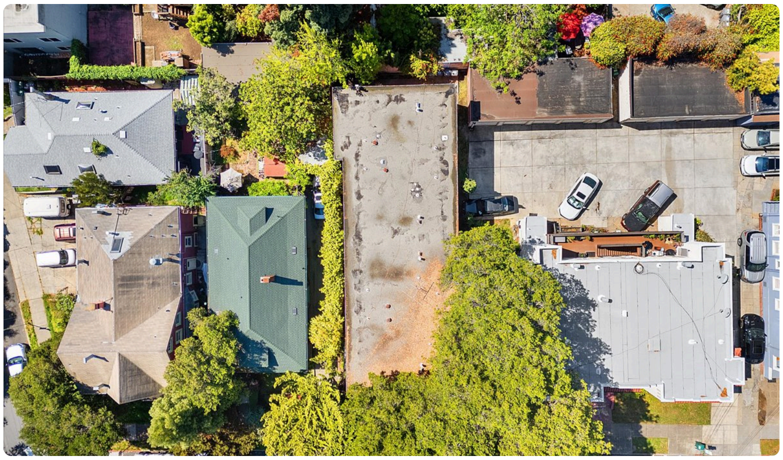
Oakland, CA 94611 | 8-Unit Multifamily

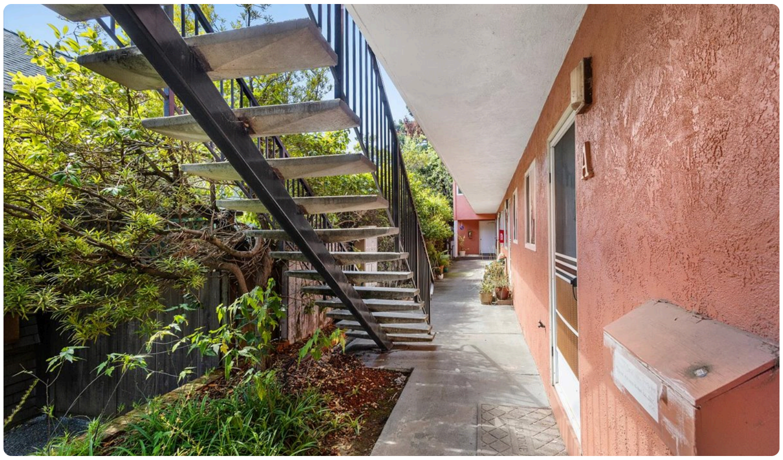
$1,675,000

6.42% CAP | 9.90 GRM | 8 Units

Bos GROUP







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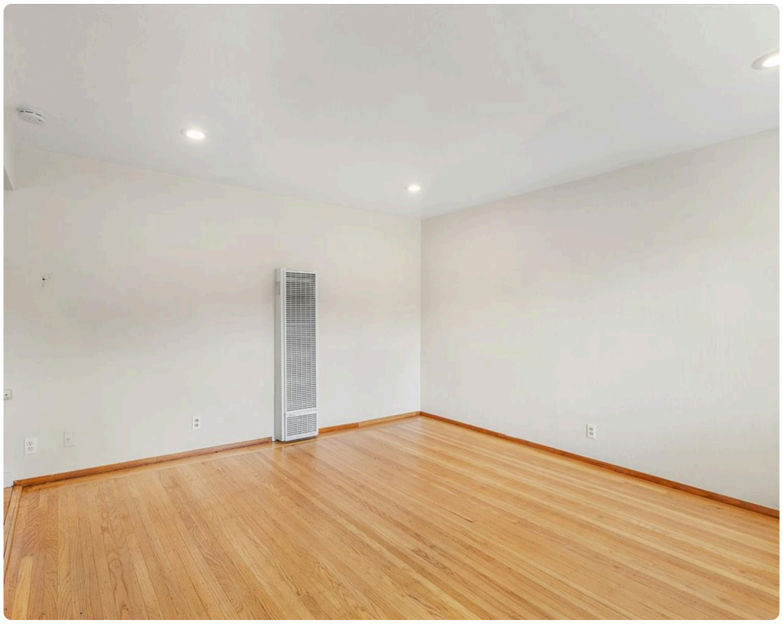
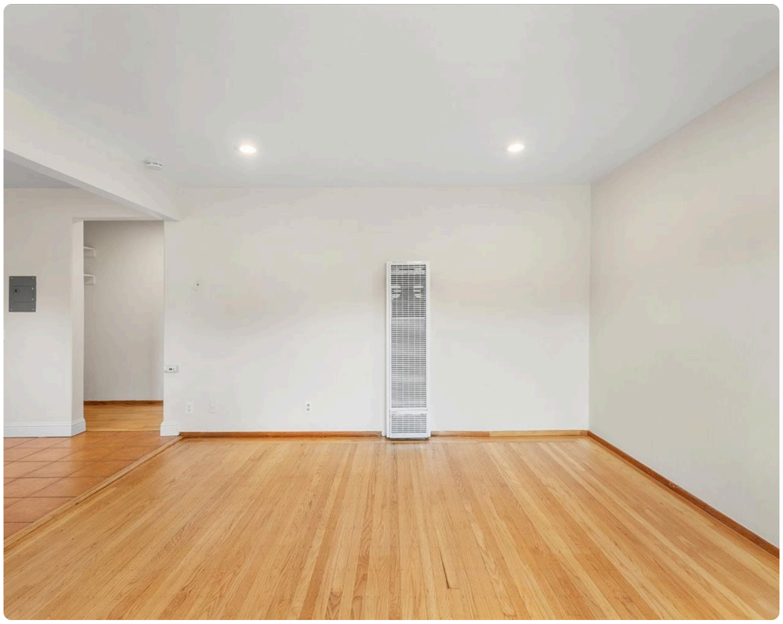
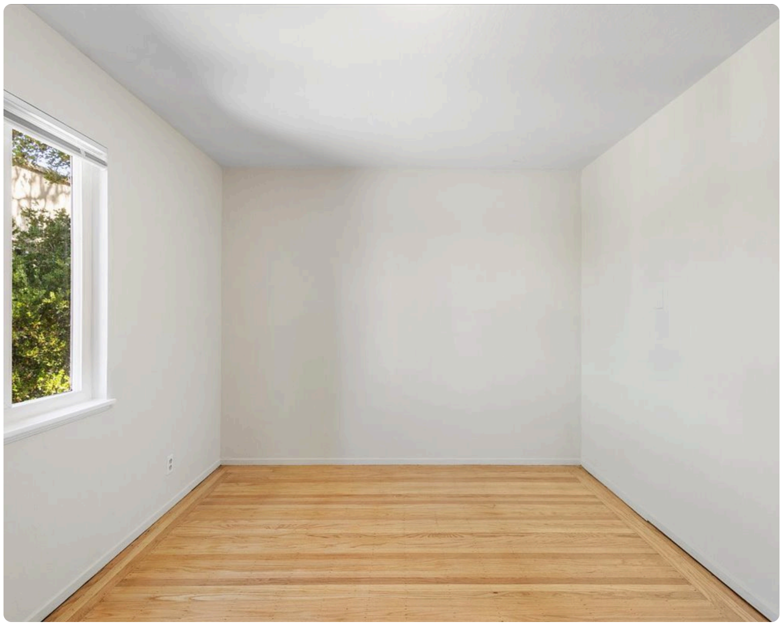
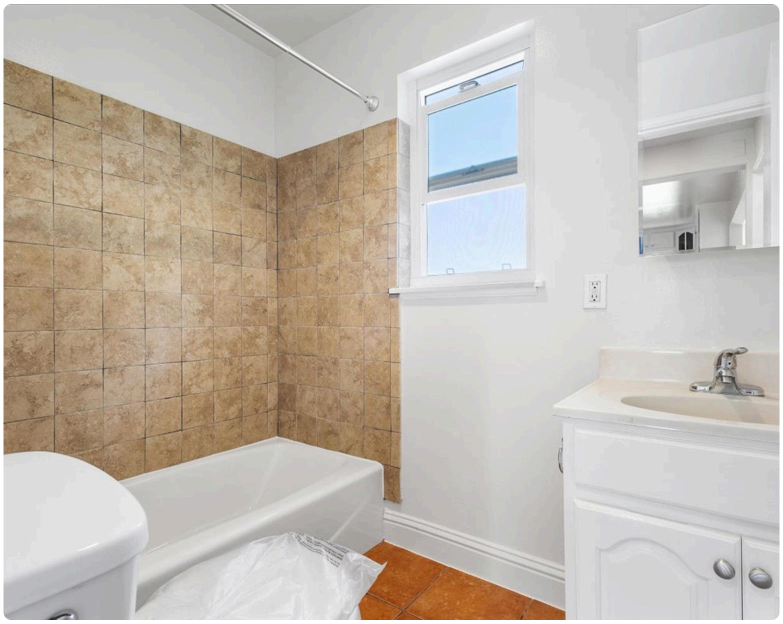
UNIT G





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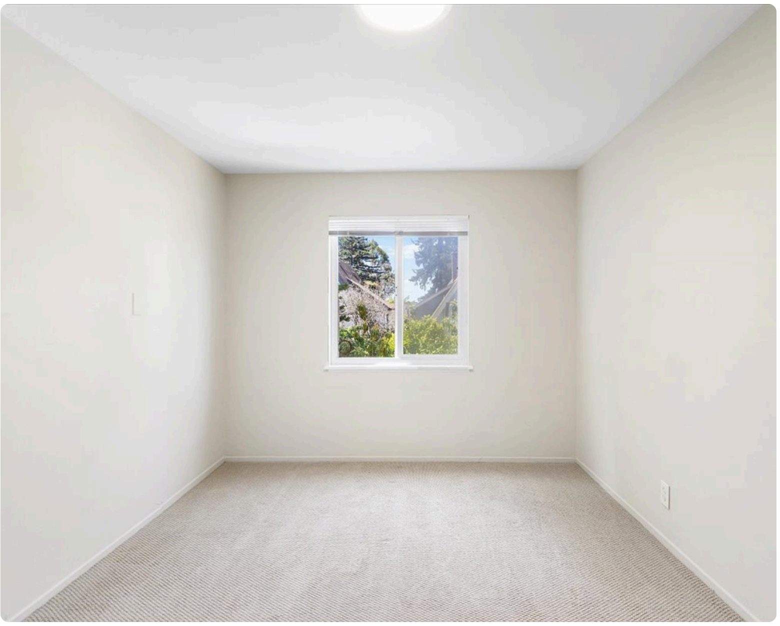
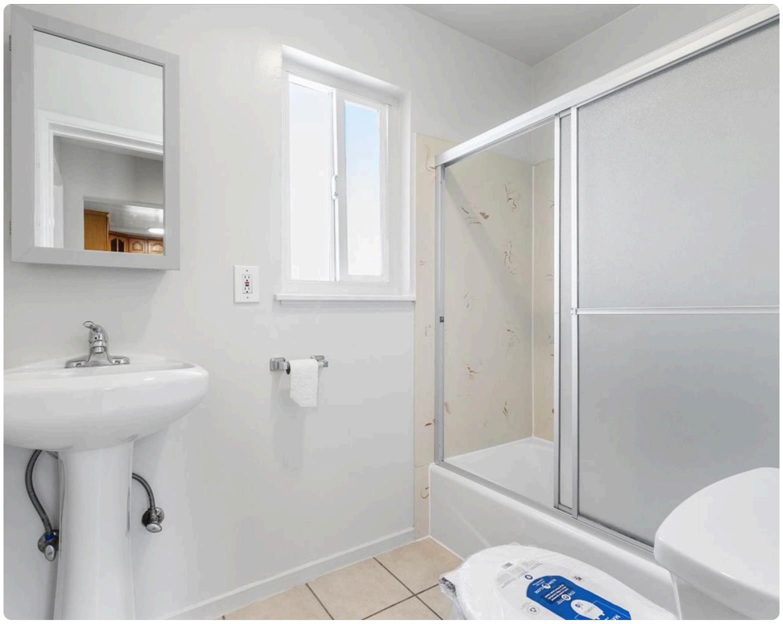
UNIT H





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Property Summary

Bos Group is proud to present 31 Croxton Avenue, a 8-unit Multifamily property in Oakland's North Oakland neighborhood offered at $1,675,000. The property features a unit mix of (8) 1BR/1BA with current in-place monthly income of $13,540.

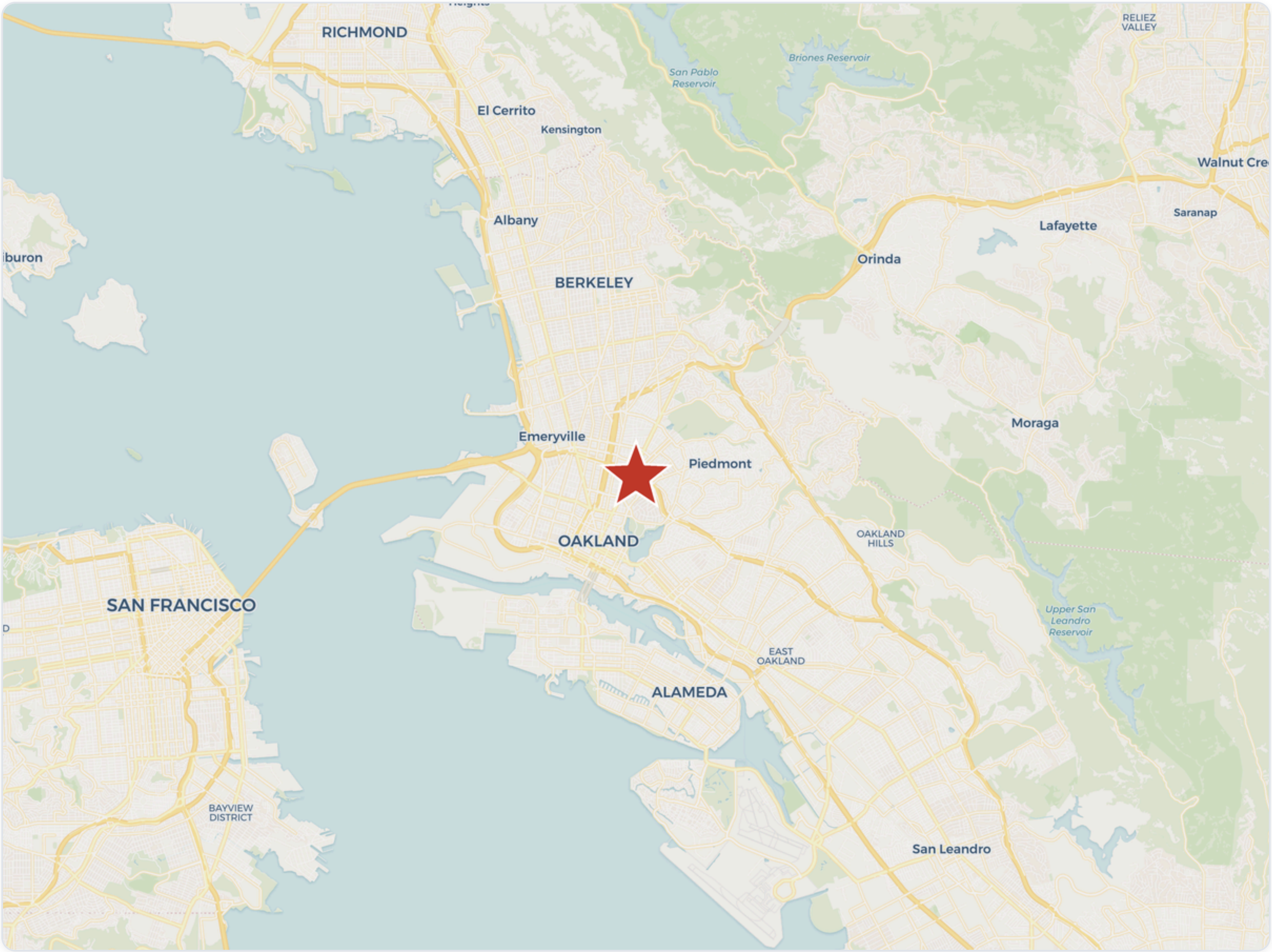
6.42%	9.90	32.94%	$209,375	$361
CAP RATE	GRM	UPSIDE	PRICE / UNIT	PRICE / SF

INVESTMENT HIGHLIGHTS

- List price $1,675,000 | 35% down -$586K
- 6.42% CAP rate | 9.90 GRM on current income
- 32.9% rent upside | $13,540/mo to $18,000/mo at market
- Piedmont Ave area | Walk to BART, shops & dining

OAKLAND COMPLIANCE

- Soft Story Exempt
- SB721 Compliant



Investment Summary

Price	**$1,675,000**
Down payment (35%)	$586,250
Number of units	8
Price / unit	$209,375
Square feet	4,640
Cost / sq. foot	$361
CAP - Current	6.42%
CAP Rate - Pro Forma	9.22%
GRM - Current	9.90
GRM - Pro Forma	7.52
Year built	1957
Lot size	4,800 SF

First loan	$1,088,750
Interest rate (5yr fixed)	5.80%
Amortization	30 years
Monthly payment	$6,388
Annual debt service	$76,659
Debt coverage ratio (DSCR)	1.40

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	NOTES
A	1BR/1BA	$2,128	$2,250		
B	1BR/1BA	$1,273	$2,250		
C	1BR/1BA	$1,141	$2,250		
D	1BR/1BA	$1,344	$2,250		
E	1BR/1BA	$1,840	$2,250		
F	1BR/1BA	$1,314	$2,250		
G	1BR/1BA	$2,250	$2,250	Vacant	
H	1BR/1BA	$2,250	$2,250	Vacant	
Monthly Total		$13,540	$18,000		
Annual Total		$162,480	$216,000		

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
1BR/1BA	8	2	$1,507	$2,250	32.94%	100%
Total	8	2	$12,053	$18,000	32.94%	100%
Average		25.0%	$1,507	$2,250		

Expense Summary

EXPENSE		CURRENT	PRO FORMA
New Property Taxes	1.2779% tax rate	$21,405	$21,405
Special Assessments	$926 /unit	$7,406	$7,406
Insurance	$1,063 /unit	$8,500	$8,500
PG&E	$286 /unit	$2,286	$2,286
Water	$648 /unit	$5,181	$5,181
Trash	$664 /unit	$5,315	$5,315
Repairs & Maintenance	$500 /unit	$4,000	$4,000
Business Tax & Rent Board Fees	$343 /unit	$2,747	$3,411
Total expenses	$7,105 /unit	$56,839	$57,503
% of EGI		34.59%	27.14%

Expenses based on owner-provided financials and market estimates. Buyer to verify all expense information.

Financial Overview

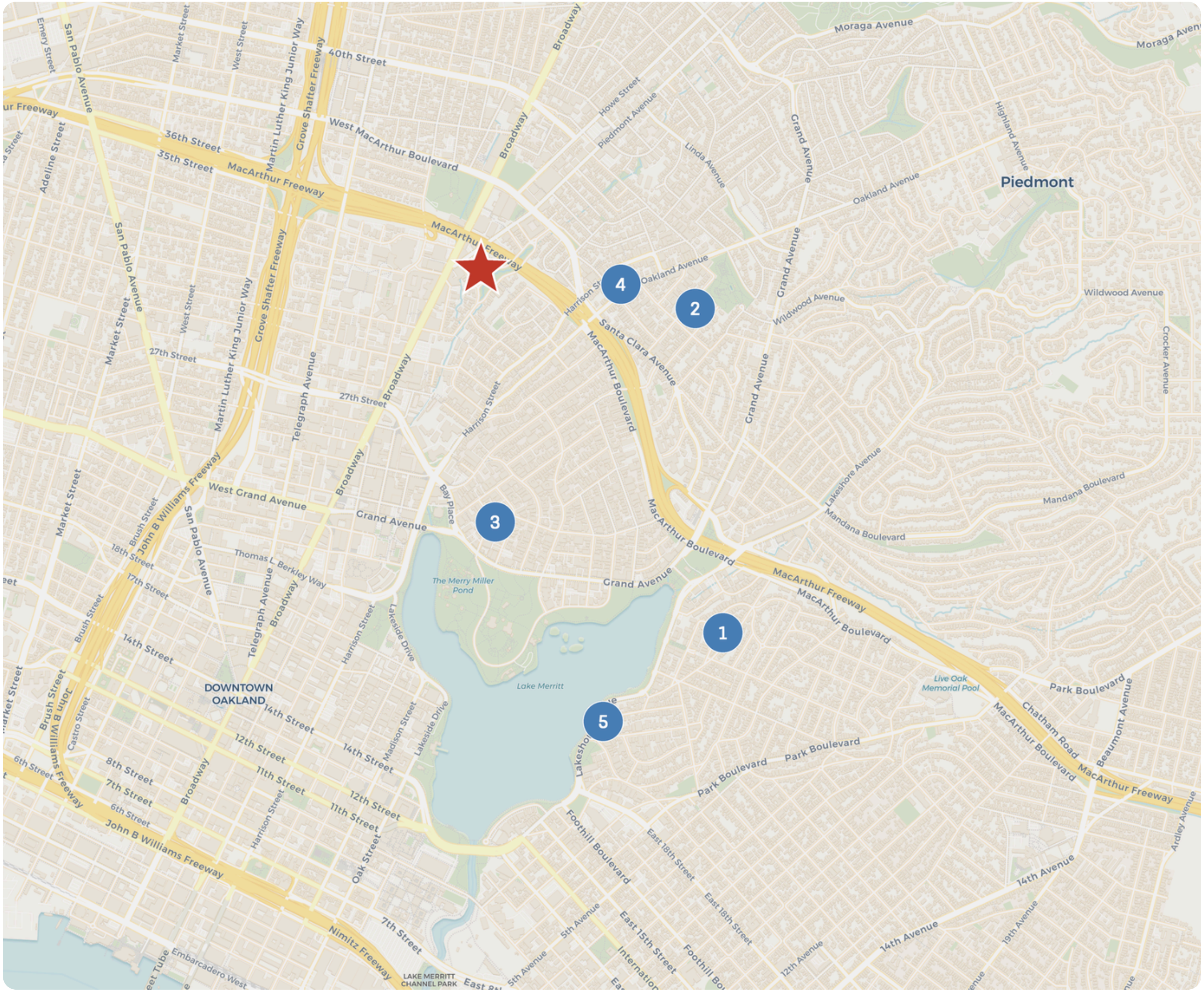
ANNUALIZED OPERATING DATA		CURRENT		PRO FORMA
Potential gross rent		$216,000		$216,000
Loss to lease	32.94%	($53,520)		$0
Scheduled rental income		$162,480		$216,000
Other income		$5,274		$5,274
Laundry income		$1,440		$1,440
Scheduled gross income		$169,194		$222,714
Less vacancy rate	3.00%	($4,874)	5.00%	($10,800)
Effective gross income		$164,320		$211,914
Less expenses		($56,839)		($57,503)
Net operating income		$107,480		$154,411
Debt service		($76,659)		($76,659)
Net cash flow after debt service	5.26%	$30,821	13.26%	$77,751
Loan principal reduction		$13,877		$13,877
Total investment return	7.62%	$44,698	15.63%	$91,628

** 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	498 Capital St	$1,315,000	Jan-26	4,490	5	9.96	6.14%	$263,000	$293
2	654 Vernon St	$2,185,000	Dec-25	7,582	7	10.15	5.93%	$312,143	$288
3	290 Park View Terrace	$1,320,000	Aug-25	4,698	6	10.34	5.54%	$220,000	$281
4	561 Oakland Ave	$4,800,000	Jun-25	24,960	22	8.61	6.47%	$218,182	$192
5	1940 Lakeshore Ave	$4,250,000	Apr-25	14,948	16	9.75	6.27%	$265,625	$284
	AVERAGE	$2,774,000		11,336	11	9.76	6.07%	$255,790	$268
	31 Croxton Avenue	$1,675,000		4,640	8	9.90	6.42%	$209,375	$361



Exclusively Listed By

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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.

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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.

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