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**OFFERING MEMORANDUM**

**6100 Chabot Rd**

**Oakland, CA 94618**

**4-unit Apartment Building**

**\$1,325,000**

**Bos**  

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**GROUP**



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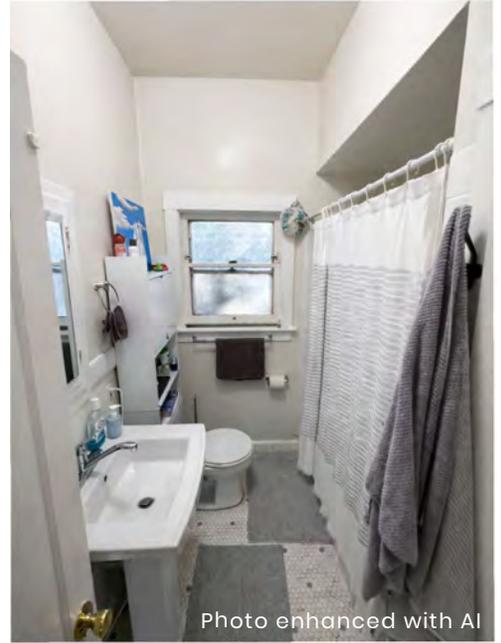


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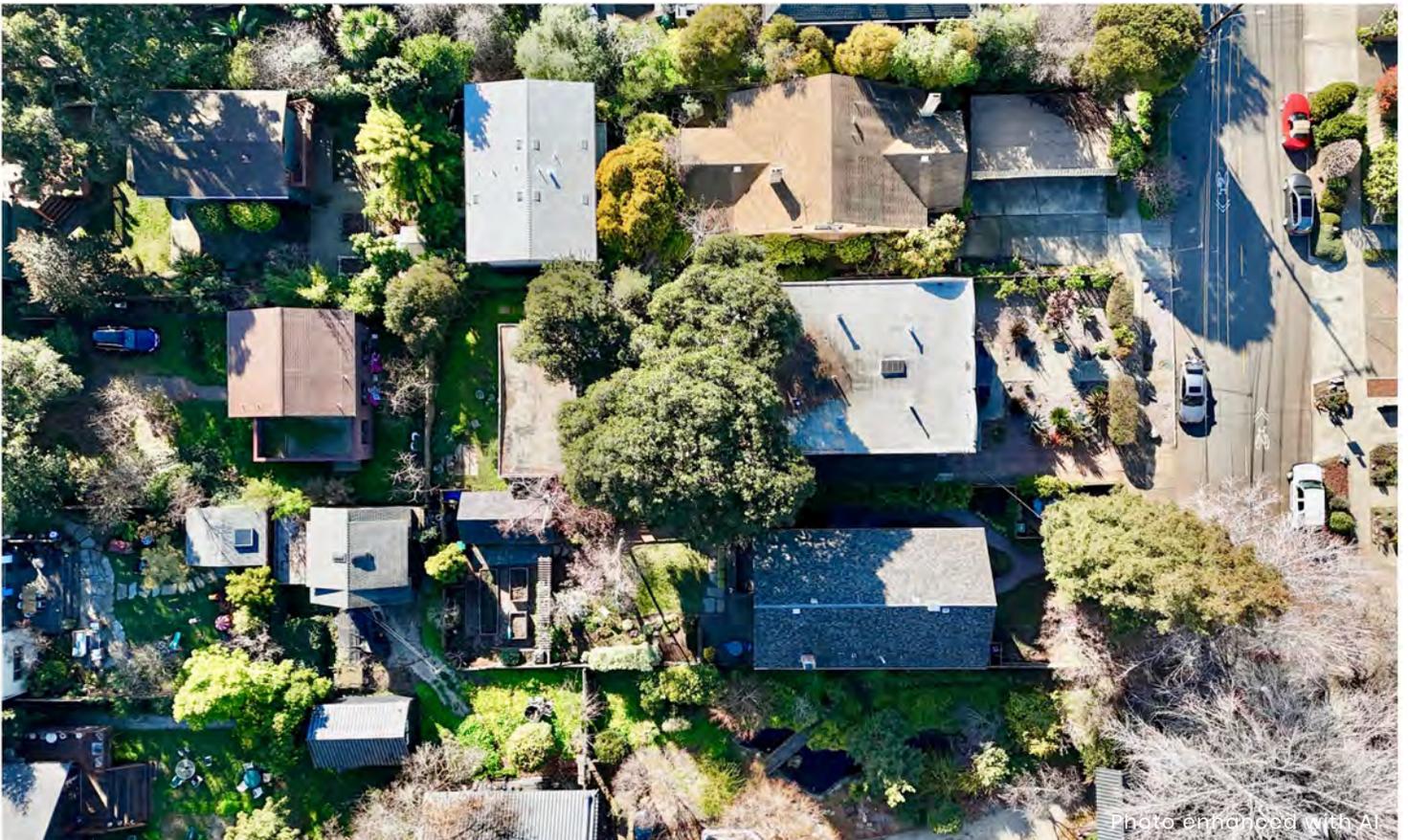
# Property Summary

6100 Chabot Rd, Oakland 94618 offers a rare opportunity to acquire a well-located 4-unit property in one of Rockridge's most desirable ownership pockets. Offered at \$1,325,000 (\$331,250 per unit) with a 4.76% CAP rate, the asset provides strong in-place income and long-term upside.

The property features an attractive unit mix of **three large 1-bedroom units and one spacious 2-bedroom / 1-bath unit**, all generously sized. Each unit includes **in-unit washer and dryer**, and a full **basement provides additional tenant storage**.

Situated on an oversized 8,325 SF lot, the property includes a detached rear garage with strong ADU potential. The lot configuration supports the potential addition of up to two units, offering a clear path to increased income and value.

With its premier location, large units, in-unit laundry, and development upside, 6100 Chabot Rd presents a scalable multifamily investment in one of Oakland's most supply-constrained neighborhoods.



# Financial Analysis

Recommended price	\$1,325,000	First loan	\$861,250
Down payment (35%)	\$463,750	Interest rate (5yr fixed)	5.40%
Number of units	4.00	Amortization	30
Price/unit	\$331,250	Monthly payment	\$4,836
Square feet	3,444	Annual debt	\$58,034
Cost/sq. foot	\$385	Debt service coverage ratio (DSCR)	1.09
CAP - Current	4.76%		
CAP Rate - Pro Forma	6.52%		
GRM- Current	13.0		
GRM - Pro Forma	10.5		
Year built	1922		
Lot size	8,325		
Parking	4		

## Pricing Matrix

Range	Price	GRM	CAP	\$/unit	\$/SF
Low	\$1,225,000	12.03	5.15%	\$306,250	\$356
Mid	\$1,325,000	13.01	4.76%	\$331,250	\$385
High	\$1,425,000	13.99	4.42%	\$356,250	\$414

## Financial Summary **Continued**

Annualized operating data		Current		Pro Forma	
Scheduled rental income		\$100,656		\$124,800	
Other income		\$600		\$600	
Laundry		\$0		\$0	
Parking		\$600		\$600	
Scheduled gross income		\$101,856		\$126,000	
Less vacancy rate	3%	\$3,020		\$3,744	3%
Gross operating income		\$98,836		\$122,256	
Less expenses		\$35,802		\$35,802	
Net operating income		\$63,034		\$86,454	
Debt service		\$58,034		\$58,034	
Net cash flow after debt service	1.08%	\$5,000		\$28,420	6.13%
Loan principal reduction		\$11,816		\$11,816	
Total investment return	3.63%	\$16,816		\$40,236	8.68%

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

## Financial Summary **Continued**

Expenses		Current	Pro Forma
New property taxes	1.2779%	\$16,932	\$16,932
Special assessments		\$4,201	\$4,201
Insurance (estimated)		\$5,000	\$5,000
PG&E		\$85	\$85
Trash		\$2,961	\$2,961
Landscaping		\$3,000	\$3,000
EBMUD		\$0	\$0
Repairs & maintenance		\$2,000	\$2,000
Business tax & rent board fees		\$1,623	\$1,623
<b>Total expenses</b>		<b>\$35,802</b>	<b>\$35,802</b>
<b>% of EGI</b>		<b>35.15%</b>	<b>28.41%</b>

## Rent Roll

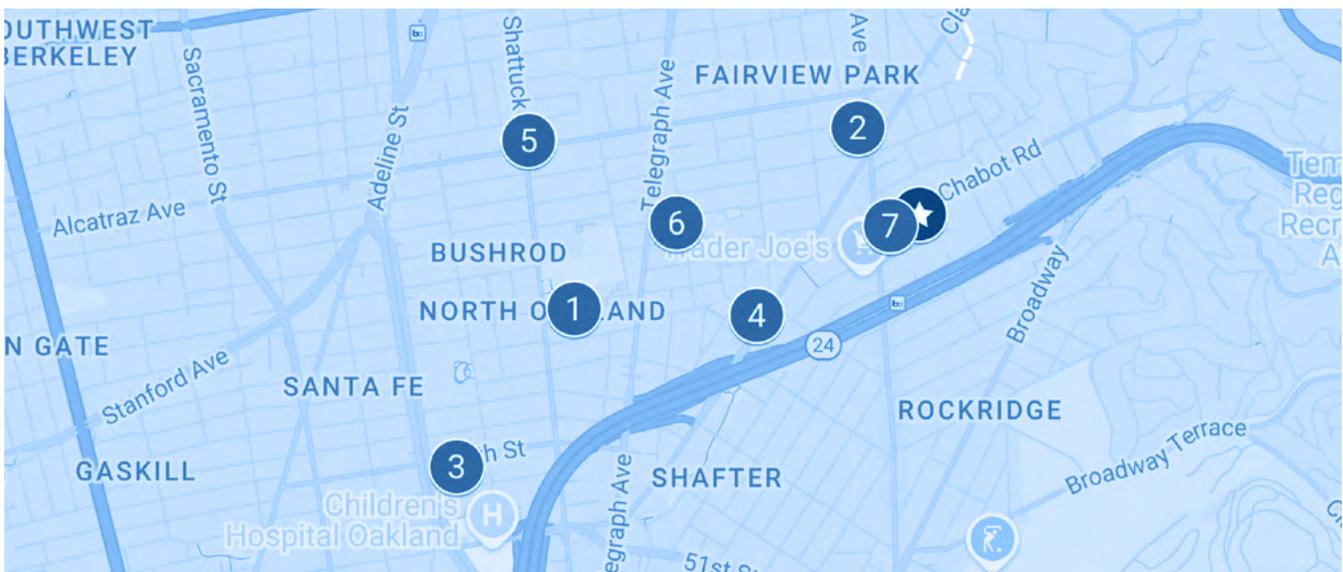
Unit	Type	Rent	Market Rent	Move In Date
A	2x1	\$1,457	\$3,200	1987-08-20
B	1x1	\$2,218	\$2,400	2024-06-01
C	1x1	\$2,400	\$2,400	Vacant
D	1x1	\$2,313	\$2,400	2023-08-19
Monthly		\$8,388	\$10,400	
Annual		\$100,656	\$124,800	
Upside		23.99%		

## Parking

Unit	Rent	Market Rent
1	\$50	\$100
2	\$0	\$100
3	\$0	\$100
4	\$0	\$100
Monthly	\$50	\$400
Annual	\$600	\$4,800

# Sales Comparable

PROPERTY ADDRESS	SALE PRICE	RECORDING DATE	BLDG SF	UNITS	\$/UNIT	\$/SF
573 59Th St	\$1,060,000	01-07-26	4,550	4	\$265,000	\$233
309 63rd Street	\$1,300,000	12-31-25	2,590	4	\$325,000	\$502
747 55th St	\$1,200,000	09-29-25	3,081	4	\$300,000	\$389
5537 Claremont Ave	\$1,405,000	08-08-25	4,262	4	\$351,250	\$330
688 Alcatraz Ave	\$1,075,000	07-29-25	2,676	4	\$268,750	\$402
463 61st St	\$1,675,000	06-26-25	3,077	4	\$418,750	\$544
6024 Chabot Rd	\$2,093,500	05-09-25	6,085	6	\$348,917	\$344
<b>AVERAGE OF ALL COMPARABLES</b>	\$1,401,214		3,760	4	\$325,381	\$392
<b>SUBJECT PROPERTY</b>	\$1,325,000		3,444	4	\$331,250	\$385



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