



OFFERING MEMORANDUM

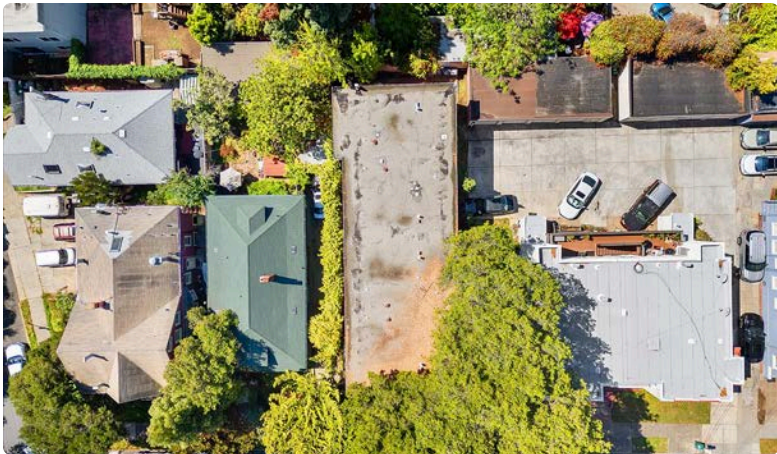
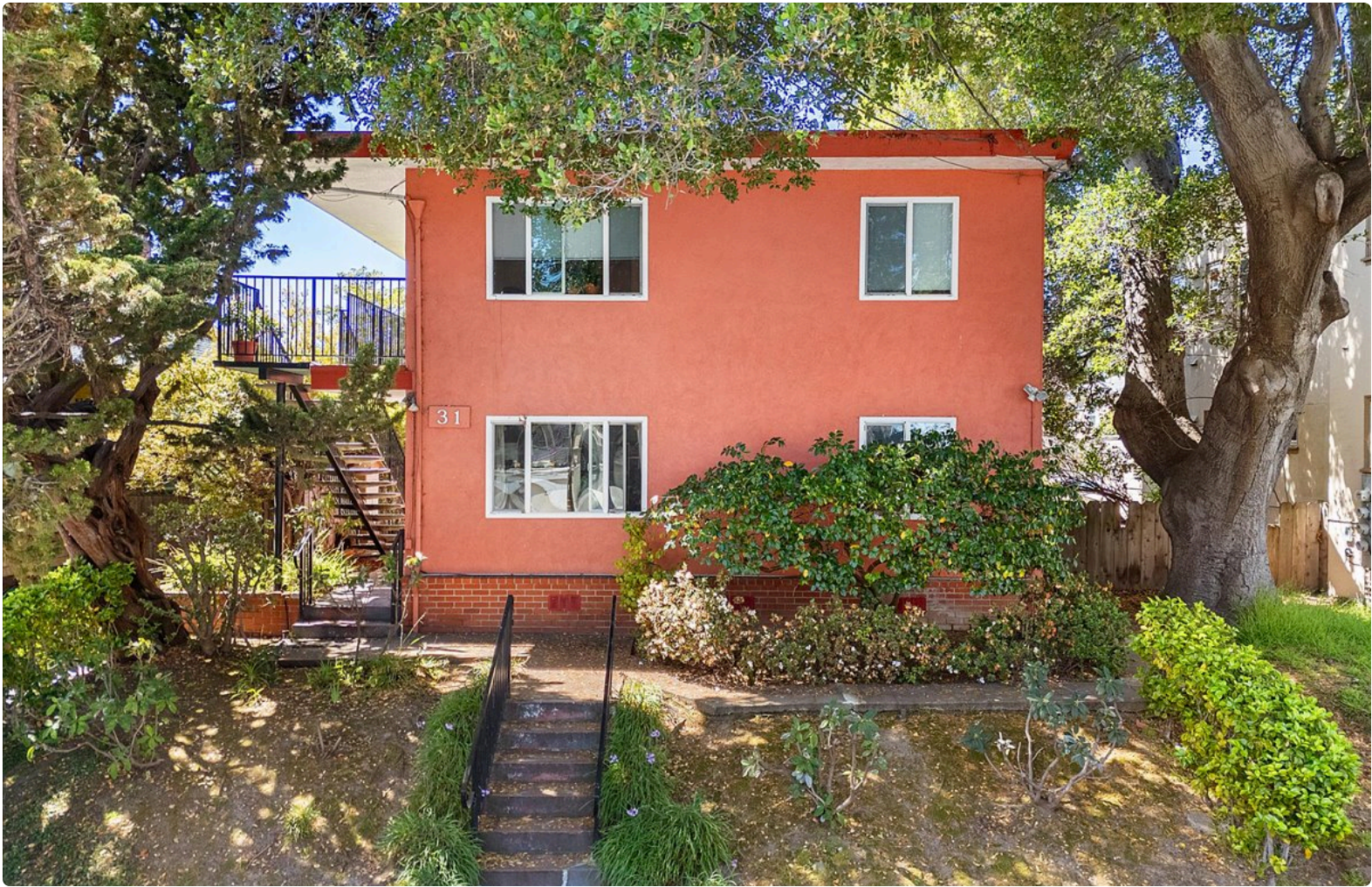
31 Croxton Avenue

Oakland, CA 94611 | 8-Unit Multifamily

\$1,675,000

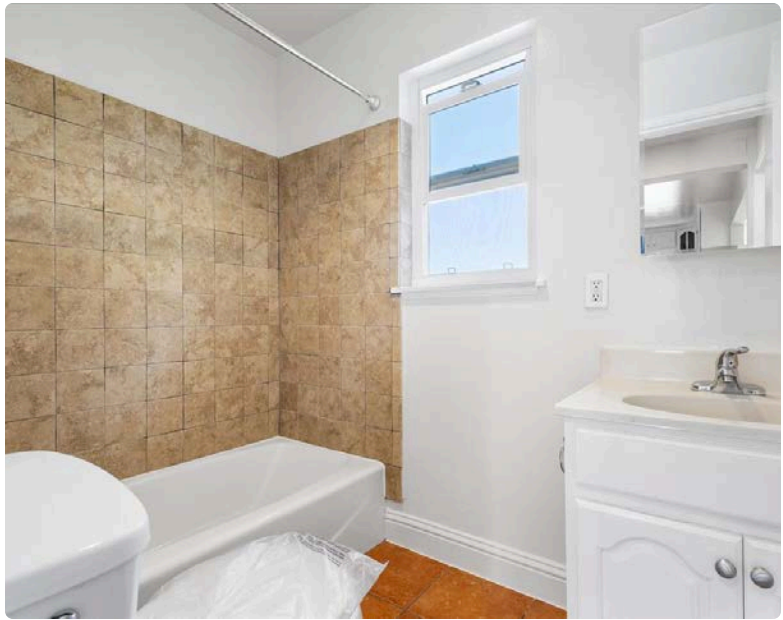
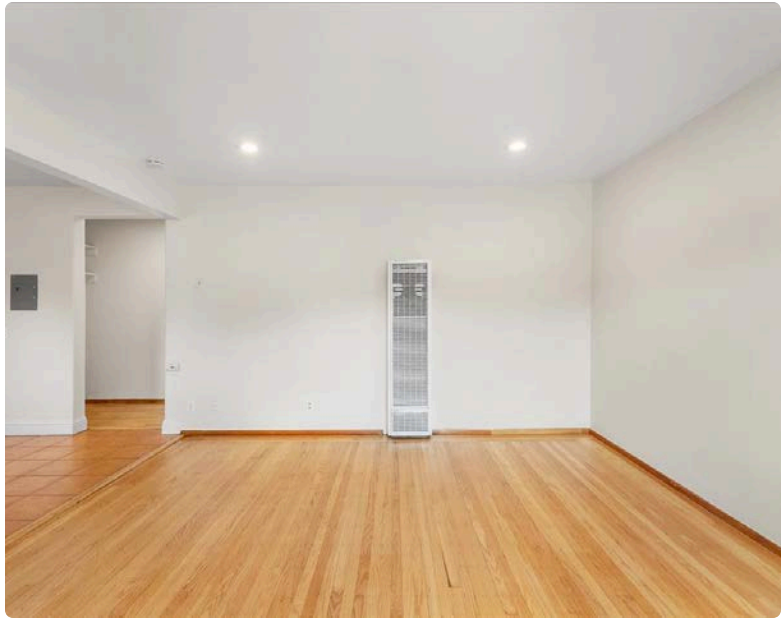
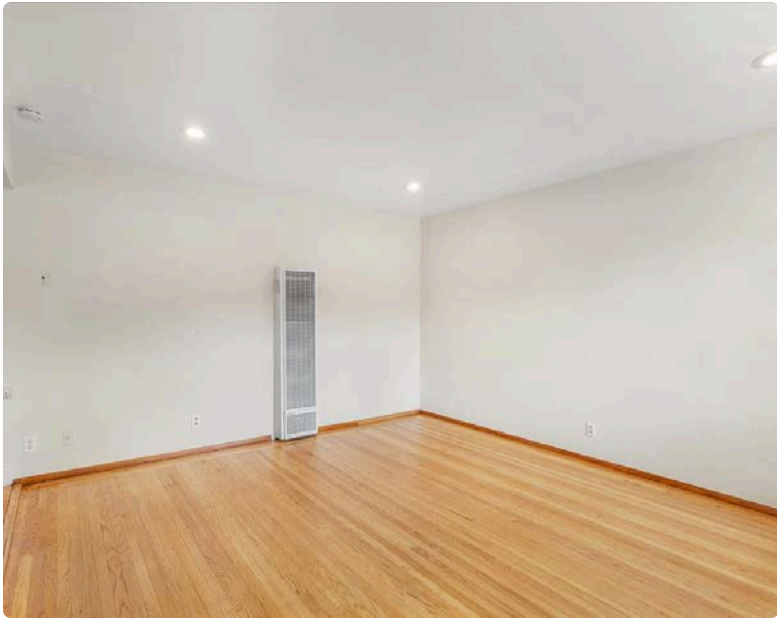
6.42% CAP | 9.90 GRM | 8 Units

BOS
GROUP



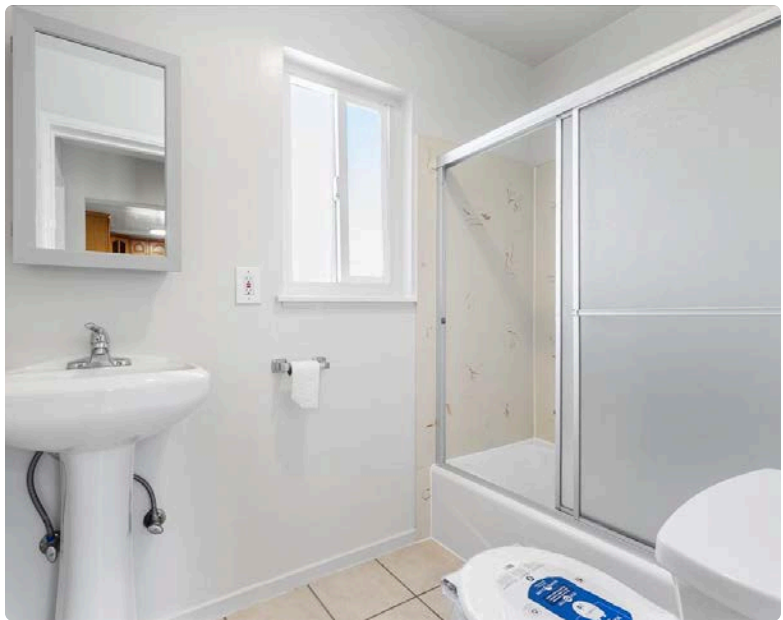
Photos maybe AI-enhanced

UNIT G



Photos maybe AI-enhanced

UNIT H



Photos maybe AI-enhanced

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%

CAP RATE

9.90

GRM

32.94%

UPSIDE

\$209,375

PRICE / UNIT

\$361

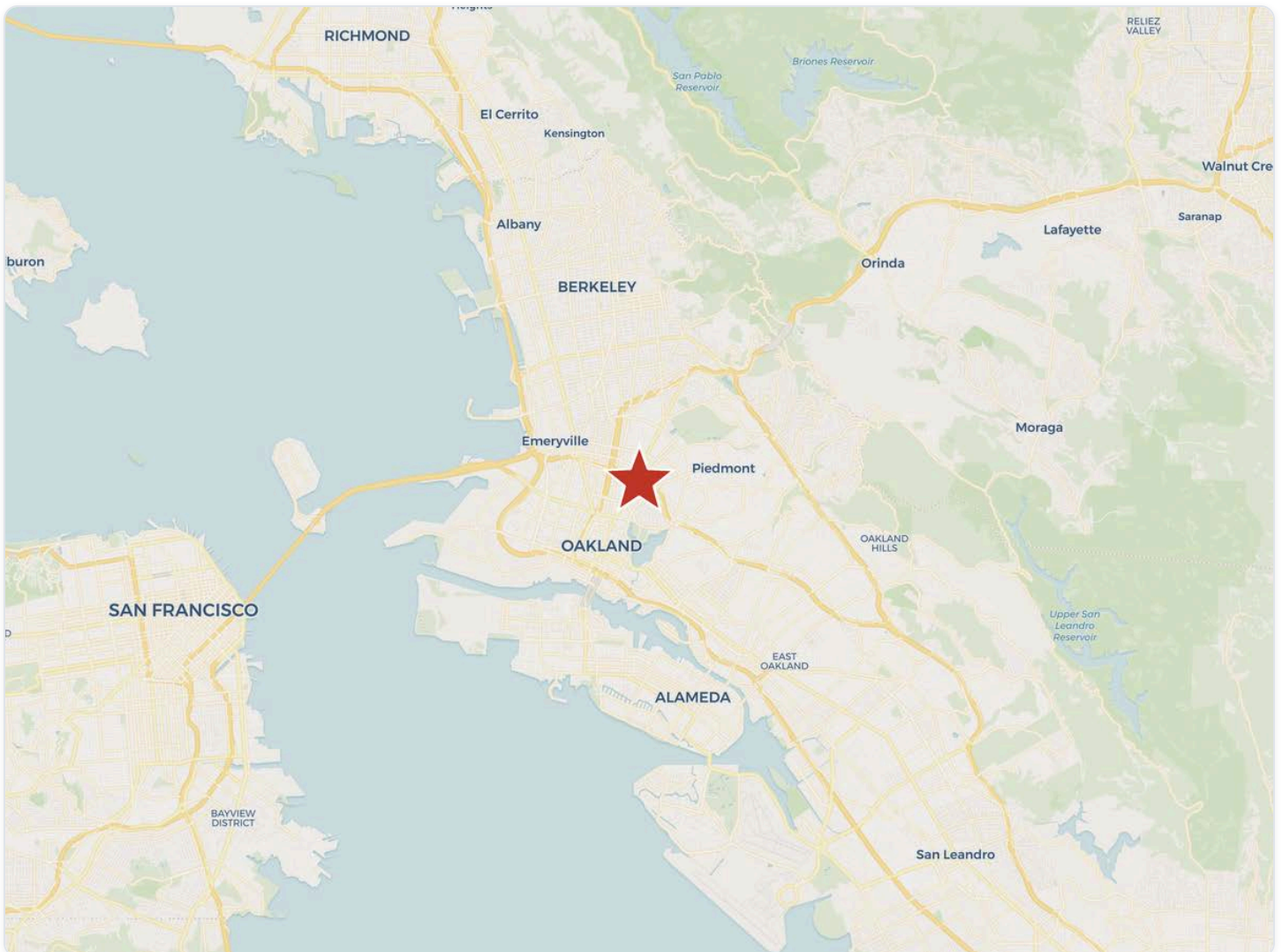
PRICE / SF

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	First loan	\$1,088,750
Down payment (35%)	\$586,250	Interest rate (5yr fixed)	5.80%
Number of units	8	Amortization	30 years
Price / unit	\$209,375	Monthly payment	\$6,388
Square feet	4,640	Annual debt service	\$76,659
Cost / sq. foot	\$361	Debt coverage ratio (DSCR)	1.40
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		

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

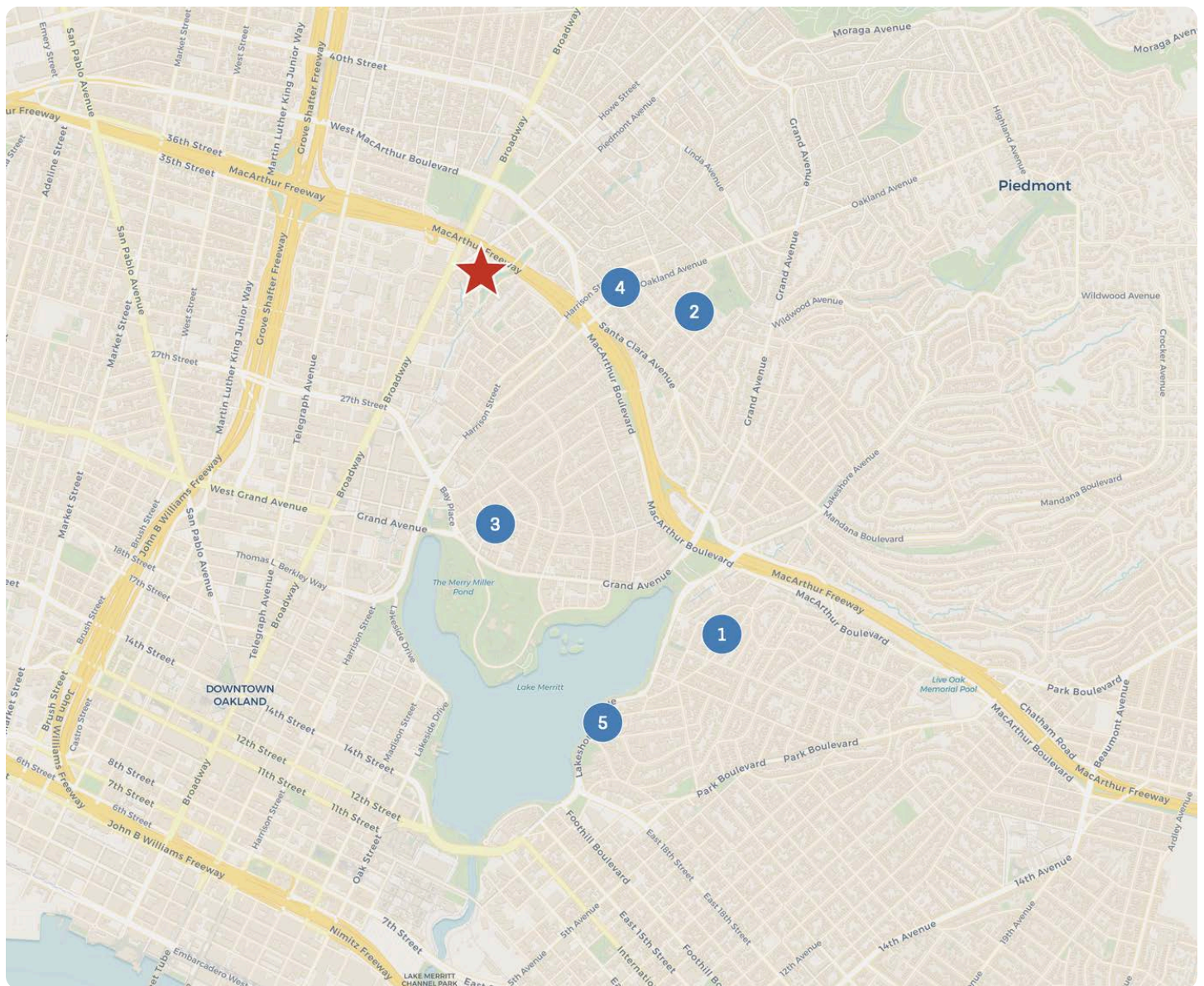
ANNUALIZED OPERATING DATA		CURRENT		PRO FORMA
Potential gross rent		\$216,000		\$216,000
Loss to lease	32.94%	(\$53,520)		\$0
Scheduled rental income		\$162,480		\$216,000
Other income		\$5,274		\$5,274
Laundry income		\$1,440		\$1,440
Scheduled gross income		\$169,194		\$222,714
Less vacancy rate	3.00%	(\$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

COMPASS COMMERCIAL | BOS GROUP CRE



Willem Bos

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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.



Brian von Lackum

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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.



31 Croxton Avenue | Oakland, CA 94611

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