



473 CRESCENT STREET

OAKLAND • CALIFORNIA 94610

RESIDENTIAL INVESTMENT &
DEVELOPMENT OFFERING MEMORANDUM

OFFERED AT

\$799,000



The Mitlo Group

01 / THE OFFERING

An opportunity with multiple paths



ASKING PRICE

\$799,000

LOT AREA

6,624 SQ. FT.

RESIDENCE

2,580 SQ. FT.*

CONFIGURATION

3 BED / 1.5 BATH

PARCEL

010-0822-028-00

ZONING

RU-3 / S-13

POSITIONING

A vacant two-story residence on a 6,624-square-foot parcel, presenting an opportunity for a substantial renovation, owner occupancy, resale investment, or evaluation of additional residential units. The property has significant deferred maintenance and is offered for buyers prepared to assess its condition and potential.

* Existing residence: 2,580 sq. ft. per assessor; buyer to verify.

Vacant • GO & SHOW • Supra lockbox on front door

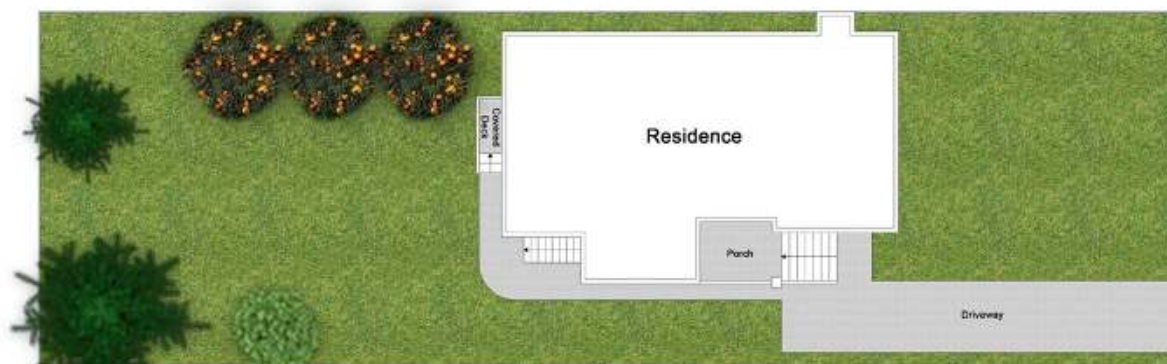
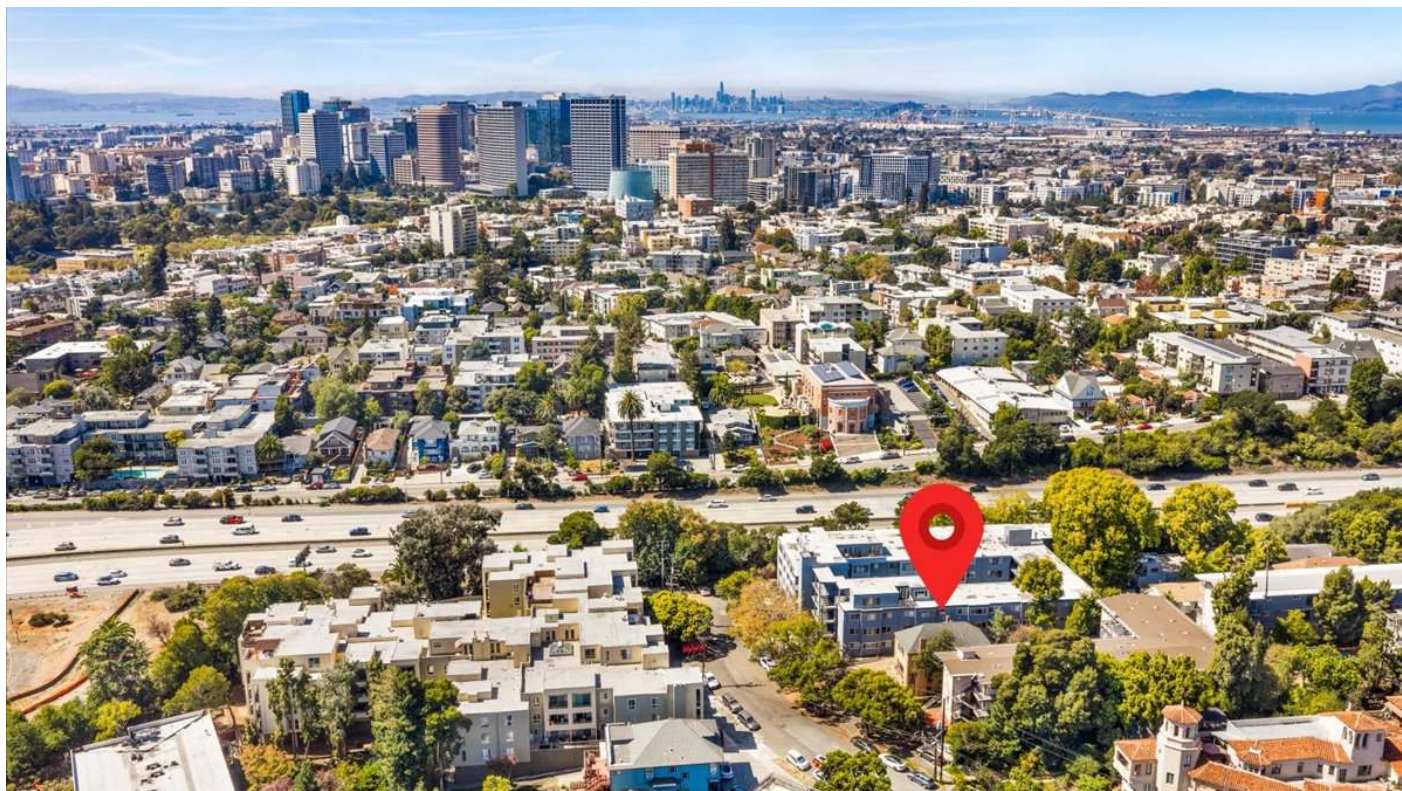
02 / PROPERTY PHOTOGRAPHY

Existing residence



03 / PARCEL AND CONFIGURATION

Site context & aerial perspectives



Site Plan

473 CRESCENT STREET, OAKLAND, CA 94610



Parcel exhibits are illustrative; dimensions and boundaries require independent verification.

04 / EXISTING LAYOUT

Floor plans



FIRST FLOOR

SECOND FLOOR



Floor plan measurements are illustrative and may differ from assessor records.

05 / INVESTMENT POSITIONING

5 Possible Investment Opportunities

01

OWNER-OCCUPANT RENOVATION

Restore and personalize the existing residence for long-term occupancy.

02

RENOVATION & RESALE

Evaluate a comprehensive improvement plan and potential resale after completion.

03

ADU / SMALL-SCALE INVESTMENT

Explore retention of the house with a possible junior ADU and two detached ADUs; a preliminary four-unit concept.

04

RU-3 MULTIFAMILY

Study whether underlying zoning, site constraints, historic review and approvals support a larger residential project.

05

S-13 AFFORDABLE HOUSING

Assess eligibility for potential density and height incentives tied to qualifying affordable housing development.

06 / PLANNING CONTEXT

Development considerations

Preliminary discussion with Oakland City Planning; not an entitlement determination

RU-3 / UNDERLYING RESIDENTIAL ZONING

City planning staff discussed a conceptual potential of approximately 14 units, a 65-foot / six-story height framework, approximately 3-foot side setbacks and 10-foot front and rear setbacks. These figures have not been independently confirmed for an approvable project on this parcel.

S-13 / AFFORDABLE HOUSING COMBINING ZONE

Qualifying affordable housing development may be eligible for additional density and up to two additional stories. Affordability requirements, objective standards, project eligibility and final yield must be verified with the City.

HISTORIC SURVEY & SITE LIMITATIONS

The residence is identified as a Potential Designated Historic Property (PDHP), C3; this is not a confirmed landmark designation. Demolition or substantial alterations may require preservation review. Lot configuration, open space, access, setbacks and building regulations can materially affect feasibility.

RETENTION / ADU ALTERNATIVE

Planning staff discussed retaining the existing home while exploring one junior ADU and two detached ADUs. The potential four-unit concept is subject to project-specific review and permits.

All development concepts are preliminary and unapproved. Buyers must independently confirm zoning, historic status, permit pathways, achievable unit counts and parking rules with the City and qualified consultants.

06A / DEVELOPMENT CAPACITY

RU-3 | BASE ZONING

Code-based planning framework | Conceptual only

RESIDENTIAL DENSITY | APPROXIMATELY 14 UNITS

Oakland Planning Code Table 17.19.03 lists a regular-dwelling-unit density of one unit per 450 square feet of lot area in RU-3. At 6,624 square feet, the arithmetic yields 14.72 units, or a preliminary 14-unit whole-unit baseline before any other applicable adjustments. This is a zoning calculation, not a site plan or approved unit count.

HEIGHT | UP TO 65 FEET UNDER BASE RU-3

The RU-3 table lists a maximum primary-building height of 65 feet. Above 45 feet, additional step-backs apply: one foot of side step-back per four feet of added height, and one foot of rear step-back per two feet of added height, measured as specified in the code. Neighboring zoning may impose additional height transitions. Six stories was discussed informally with planning staff, but is not a guaranteed number of floors.

BASE SETBACKS | SUBJECT TO EXCEPTIONS

For a residential lot of this size, the RU-3 table generally identifies a 10-foot front setback, 3-foot interior side setbacks and a 10-foot rear setback. Adjoining RH, RD, RM or RU-1 parcels, window-separation standards, projections and other rules may change the applicable envelope.

RESIDENTIAL USE & OPEN SPACE

RU-3 permits one-family, two-to-four-family and multifamily residential facilities subject to applicable limitations and review. For multiple regular dwelling units, usable open-space requirements and other development standards must be analyzed; lot area alone does not establish buildable floor area.

PARKING & HISTORIC REVIEW

Parking must be evaluated under current state and local rules, including any transit-proximity exemptions. The existing C3 Potential Designated Historic Property identification warrants City historic-preservation review before assuming demolition or substantial exterior alteration is feasible.

SOURCE: Oakland Planning Code Ch. 17.19, especially Tables 17.19.02 and 17.19.03.

06B / DEVELOPMENT PATHWAYS

S-13 & ADU STRATEGIES

Alternative approaches | Eligibility and permits required

S-13 | AFFORDABLE HOUSING OVERLAY

Oakland Planning Code Chapter 17.95 establishes an optional affordable-housing combining-zone program. On parcels smaller than 15,000 square feet, one qualification pathway includes at least 20% of units restricted to very-low- or low-income households and at least 20% restricted to moderate-income households. A separate 100%-affordable pathway also exists. Specific deed restrictions and project eligibility require confirmation.

S-13 | POTENTIAL DEVELOPMENT ADVANTAGES

For a qualifying project, the code provides unlimited residential density within the permitted building envelope, two additional stories above the base-zone height limit for lots under 15,000 square feet, up to 70% lot coverage or the base-zone allowance if higher, a 10-foot rear setback and no minimum parking requirement. This does not mean unlimited physical units, automatic approval of eight stories, or permission to disregard historic protections.

IMPORTANT S-13 LIMITATIONS

The S-13 program cannot be stacked with the separate state/local density bonus program. Designated historic landmarks are excluded; certain historic districts face special limitations. The C3/PDHP survey rating is not itself proof of landmark designation or of S-13 eligibility. Buyers should request a parcel-specific City determination.

RETAIN THE HOUSE | ADU-BASED APPROACH

A distinct, potentially smaller-scale concept is to renovate and retain the existing residence while exploring a junior accessory dwelling unit and two detached ADUs. This preliminary four-unit scenario was discussed with City planning staff; it is not an approved plan. Buyers must verify applicable ADU allowances, unit sizes, placement, access, fire safety, utilities and historic-review requirements.

RECOMMENDED BUYER INVESTIGATIONS

Commission a measured survey and architect-prepared zoning envelope; confirm current zoning and historic status with Oakland Planning; obtain a written ADU feasibility review; and model the cost and regulatory obligations of any affordable-housing proposal before underwriting a unit yield.

SOURCES: Oakland Planning Code Ch. 17.95; Ch. 17.19; City of Oakland ADU and historic guidance.
Development discussion is informational only; no unit count, entitlement or approval is represented.

07 / DUE DILIGENCE

Preliminary title & disclosures

CHICAGO TITLE | PRELIMINARY REPORT

The available preliminary title report is effective December 10, 2025 (printed January 12, 2026). The seller has ordered a newer report for the transaction file. Buyers should rely on the current title and escrow documentation, not this summary, for title conditions and closing requirements.

VESTING & PROBATE

The existing report identifies heirs or devisees of Christina G. Van Sandwijk, deceased, subject to estate administration. Seller-provided offer instructions name a different estate. Title, escrow and probate counsel should reconcile the record before closing.

TAXES & ASSESSMENTS

The report lists historical delinquent or tax-default items and special tax districts. Amounts and status are report-date specific; obtain current payoff and redemption figures through escrow.

INSPECTIONS & DISCLOSURES

Property condition reports and a disclosure package are available through the listing process. Seller is exempt from certain transfer disclosure requirements; buyers should review the full package and perform their own investigations.

Preliminary title reports are not guarantees of clear or marketable title. Escrow and title will determine applicable requirements. No legal or development opinion is offered.

08 / TRANSACTION DETAILS

Showing & offer instructions

SHOWING

VACANT • GO & SHOW • SUPRA ON FRONT DOOR

Full disclosure package available Thursday, October 15, 2026.

OFFER INSTRUCTIONS

This is a probate transaction. Please check "Entity Sellers" at the bottom of the RPA. All offers must be written in the name of "ESTATE OF Steven Tyler Robert," Administrator: "Benjamin John Markus." Case Number: 25PR119779.

Offers to include 3% EMD, proof of funds, pre-approval and CAR-RPA and PA-PA.

OFFER DEADLINE

TUESDAY, OCTOBER 27, 2026 • 5:00 PM

Seller is open to preemptive offers.

SUBMIT OFFERS / DISCLOSURES

HomeLight / Disclosures.io offering portal

ESCROW

Chicago Title | Coulette Darbo | FWAC-5872600022 C

09 / LISTING REPRESENTATION

Contact & important notices



ERIK MITLO | THE MITLO GROUP

Vetted Real Estate | REALTOR® | Recognized Top Producer

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IMPORTANT INFORMATION

Information is from sources believed reliable but has not been independently verified and is subject to error, omission and change. Square footage is per assessor; buyer to verify. Photographs and plans are illustrative. Buyers should independently investigate condition, title, probate authority, historic status, zoning and development feasibility. No approvals, unit counts or financial returns are represented or guaranteed.