OFFERING MEMORANDUM

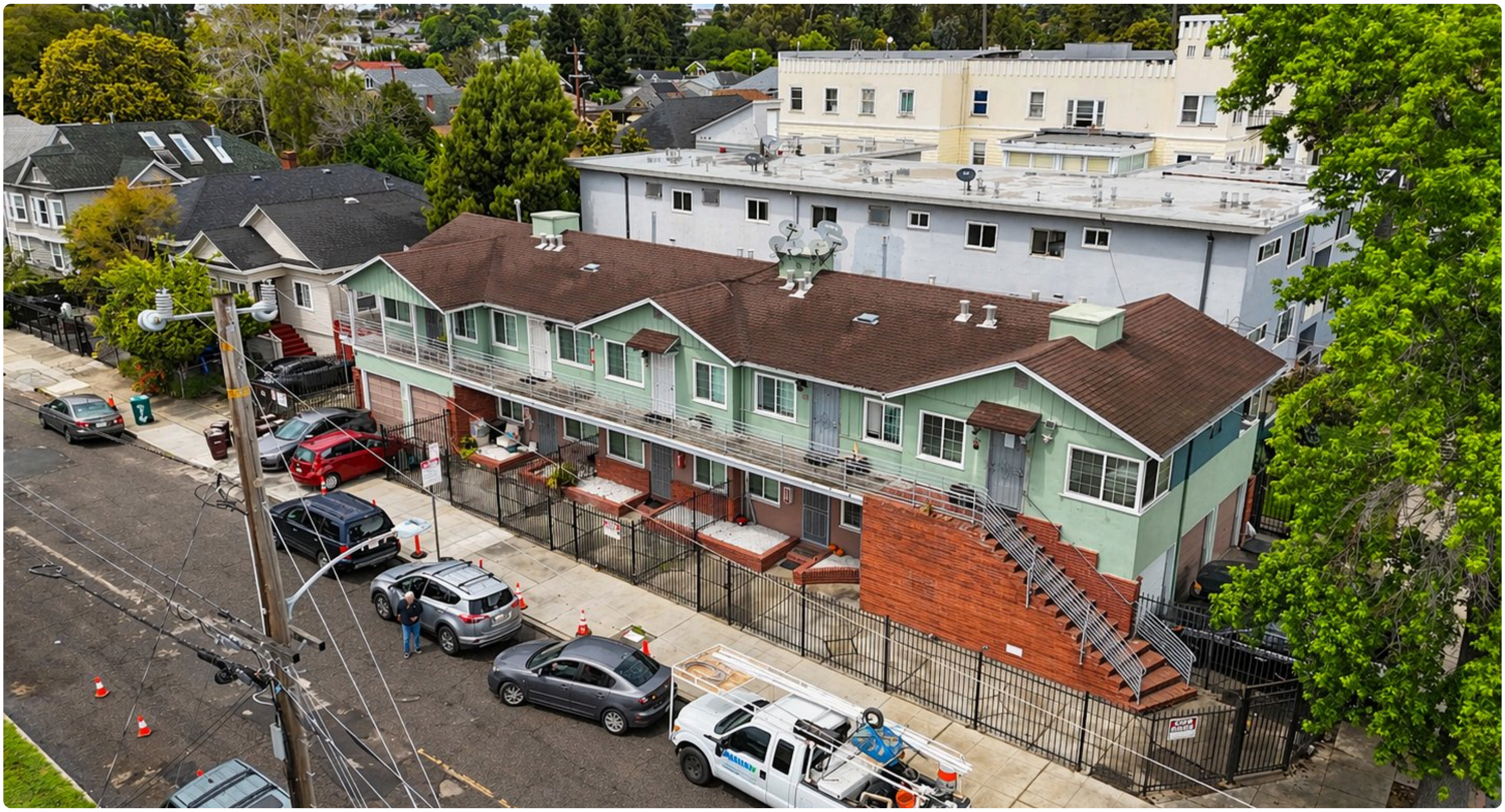
3114 Ashbrook Ct

Oakland, CA 94601 | 8-Unit Multifamily

$1,260,000

6.84% CAP | 9.33 GRM | 8 Units

BOS GROUP



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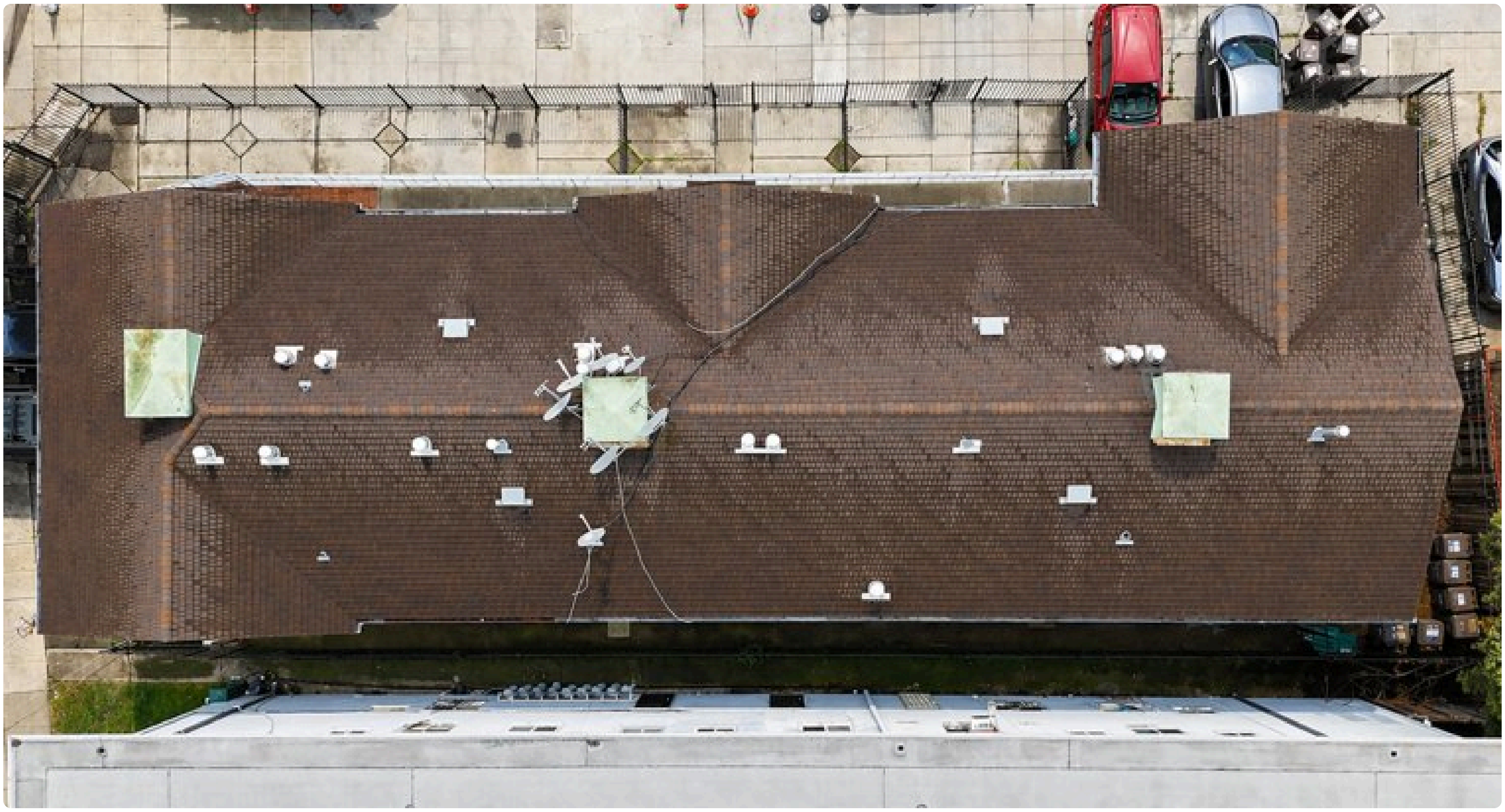

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Property Summary

Bos Group is proud to present 3114 Ashbrook Ct, an 8-unit multifamily property in Oakland's Fruitvale corridor offered at $1,260,000. 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.

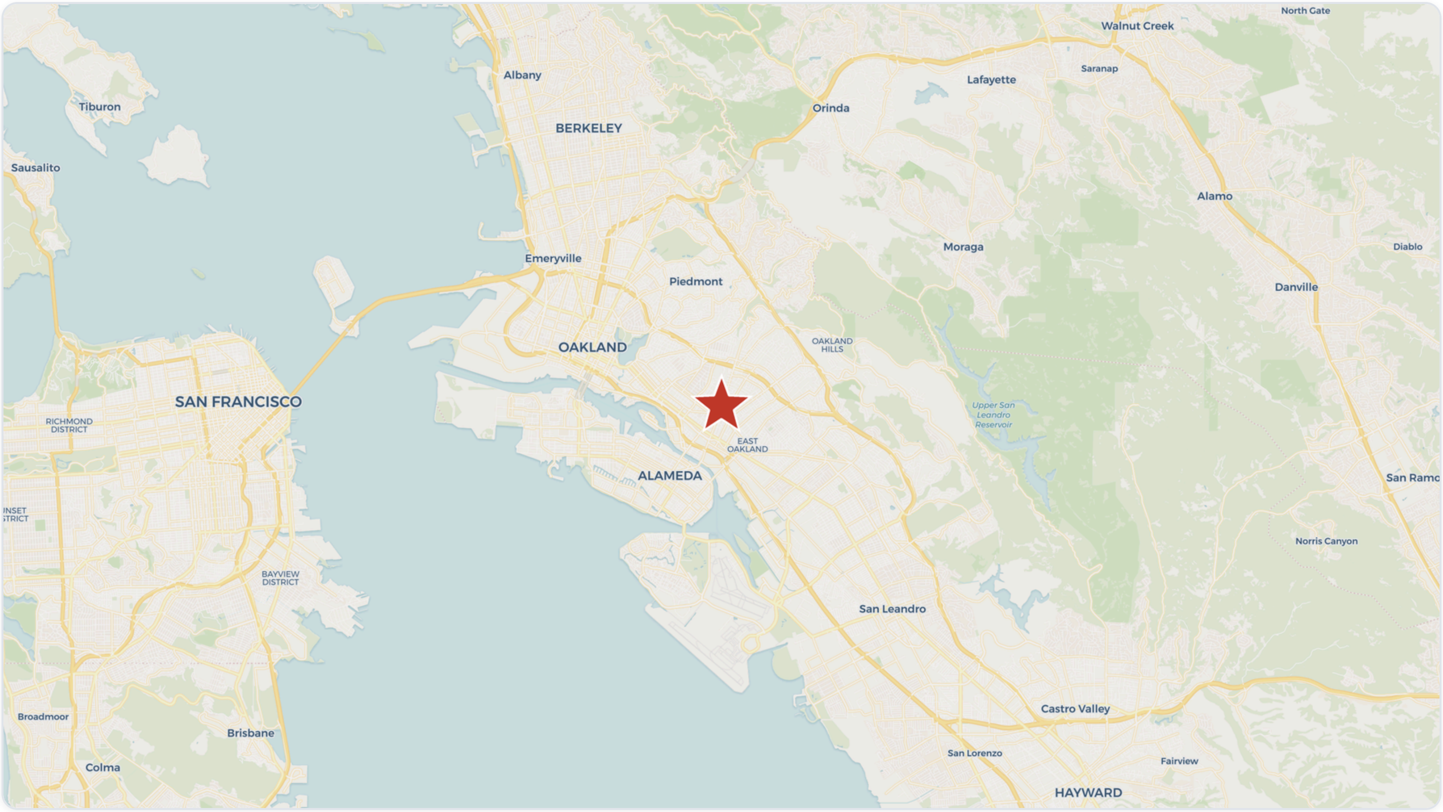
6.84%	9.33	45.1%	$157,500	$302
CAP RATE	GRM	UPSIDE	PRICE / UNIT	PRICE / SF

INVESTMENT HIGHLIGHTS

- 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
- All Exterior Sub-Panels have been Upgraded

LOCATION

- ~0.9 mi to Fruitvale BART | direct rail to SF & Berkeley
- Less than 1 mile to both I-580 and I-880
- Fruitvale Village | Lake Merritt | Downtown Oakland



Investment Summary

Price	**$1,260,000**
Down payment (35%)	$441,000
Number of units	8
Price / unit	$157,500
Square feet	4,178
Cost / sq. foot	$302
CAP - Current	6.84%
CAP Rate - Pro Forma	11.08%
GRM - Current	9.33
GRM - Pro Forma	6.47
Year built	1952
Lot size	5,160 SF
Parking spaces	5

First loan	$819,000
Interest rate (5yr fixed)	6.00%
Amortization	30 years
Monthly payment	$4,910
Annual debt service	$58,924
Debt coverage ratio (DSCR)	1.46

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	$1,357	$1,995	47.0%	75%
2x1	1	0	$1,095	$2,250	105.5%	12%
Total	8	1	$11,032	$16,015	45.1%	100%
Average		12.5%	$1,379	$2,002		

Expense Summary

EXPENSE		CURRENT	PRO FORMA
New Property Taxes	1.2779% tax rate	$16,102	$16,102
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***	$293 /unit	$2,340	$3,095
Total expenses	$5,607 /unit	$44,853	$45,608
% of EGI		34.22%	24.62%

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

2. Any insurance figures shown are estimates and may not reflect current market rates. Prospective buyers should obtain their own insurance quote from a licensed broker.

3. Property tax figures shown are recalculated based on the asking price.

Financial Overview

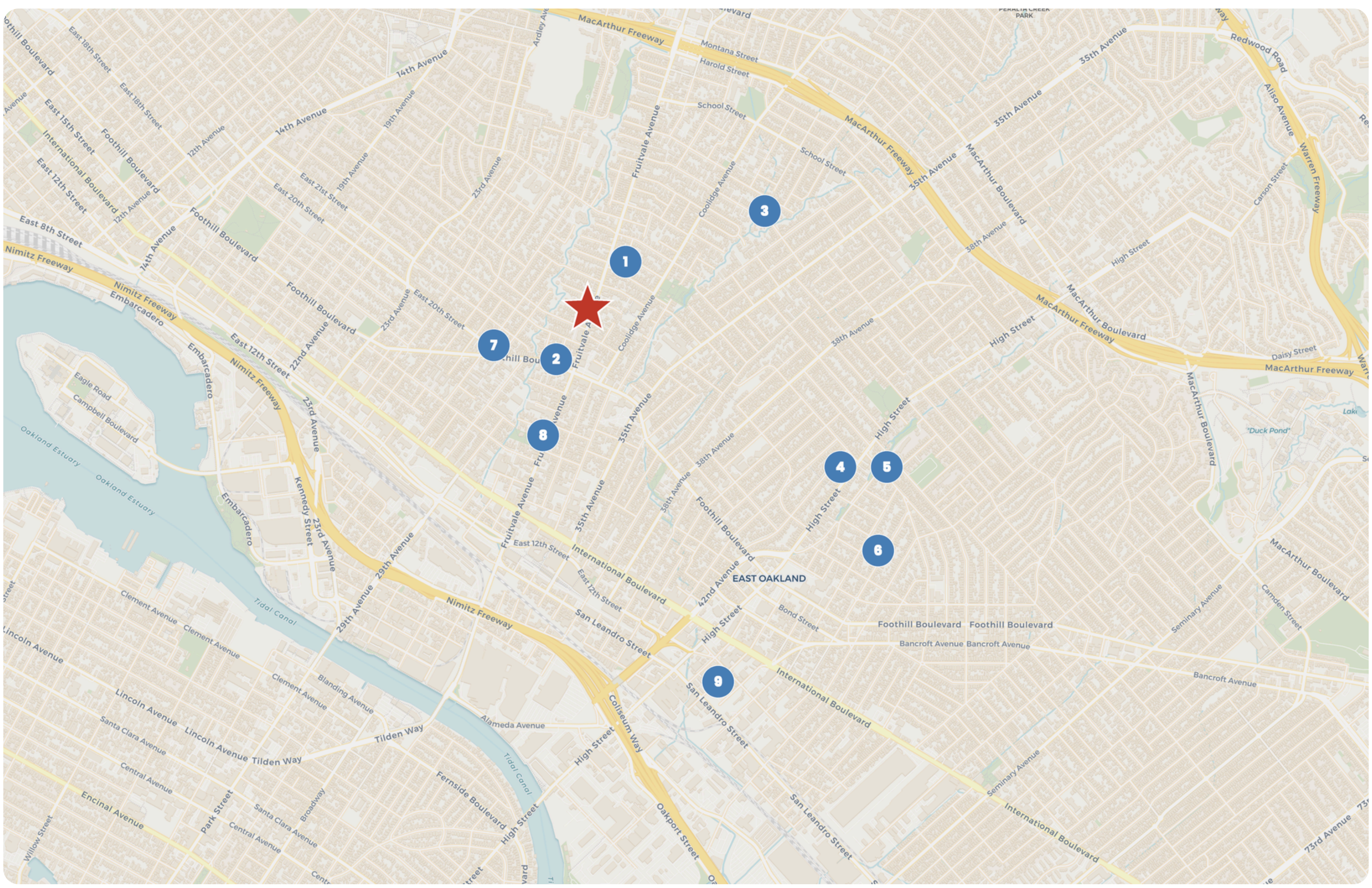
ANNUALIZED OPERATING DATA		CURRENT		PRO FORMA
Potential gross rent		$192,180		$192,180
Loss to lease	45.14%	($59,772)		$0
Scheduled rental income		$132,408		$192,180
Laundry income		$2,640		$2,640
Scheduled gross income		$135,048		$194,820
Less vacancy rate	3%	($3,972)	5%	($9,609)
Effective gross income		$131,076		$185,211
Less expenses		($44,852)		($45,607)
Net operating income		$86,224		$139,604
Debt service		($58,924)		($58,924)
Net cash flow after debt service	6.19%	$27,300	18.29%	$80,680
Loan principal reduction		$10,057		$10,057
Total investment return	8.47%	$37,357	20.58%	$90,737

** 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	Jan-26	4,962	6	0.00	0.00%	$199,167	$241
2	2011 Rutherford	$1,250,000	Dec-25	4,560	10	0.00	0.00%	$125,000	$274
3	3300 Brookdale Ave	$1,025,000	Dec-25	5,453	6	0.00	0.00%	$170,833	$188
4	2290 High St	$1,025,000	Dec-25	4,014	7	0.00	0.00%	$146,429	$255
5	2290 High St	$1,025,000	Dec-25	4,014	7	0.00	8.43%	$146,429	$255
6	2169 48th Avenue	$830,000	Oct-25	3,896	5	0.00	0.00%	$166,000	$213
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	$1,070,556		4,683	7	2.94	3.11%	$154,593	$233
	3114 Ashbrook Ct	$1,260,000		4,178	8	9.33	6.84%	$157,500	$302



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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