



OFFERING MEMORANDUM

3257 Delaware St

Oakland, CA 94602

5-unit Apartment Building

\$1,350,000

Bos

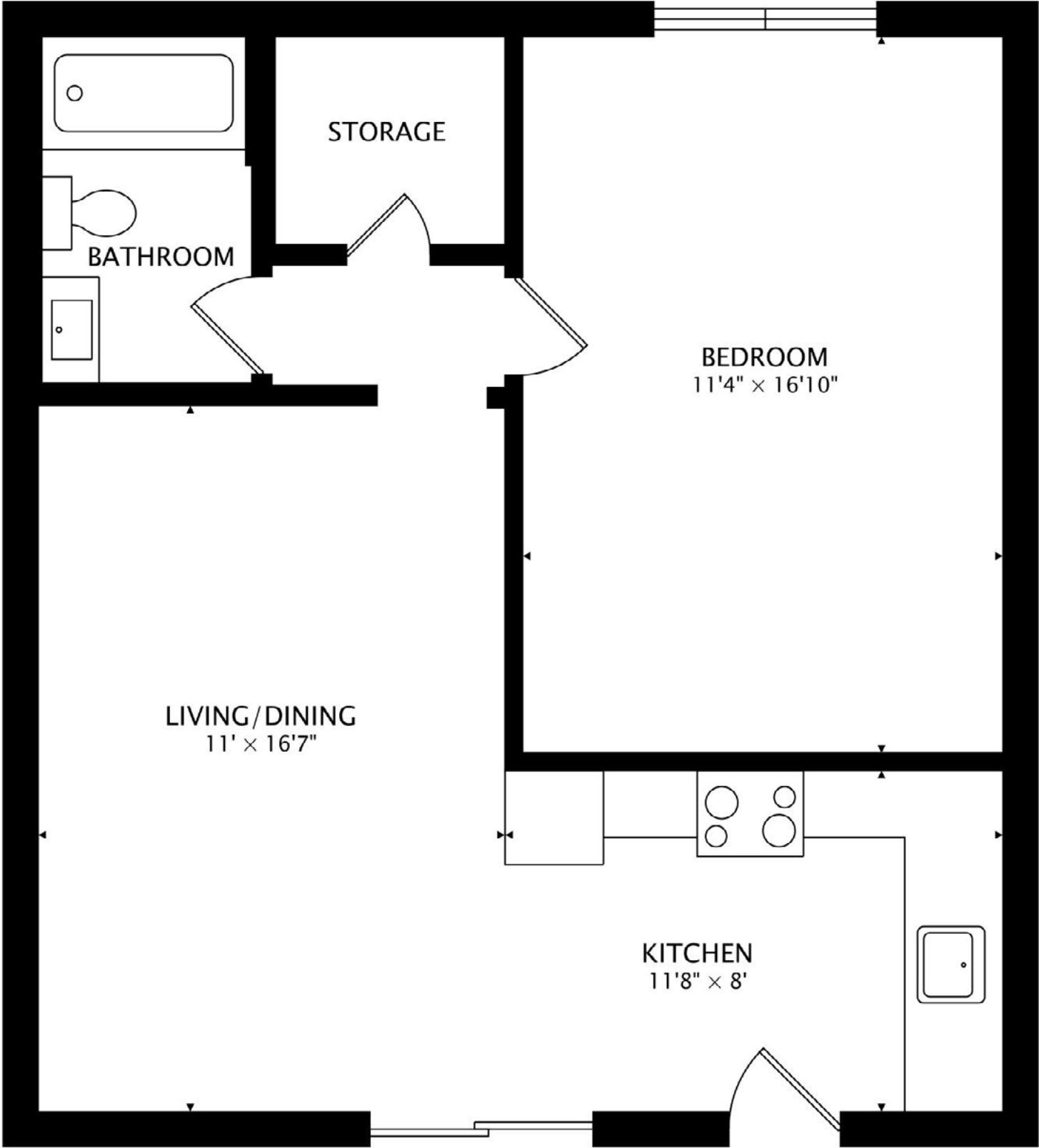
GROUP







UNIT 4



LIVING/DINING
11' x 16'7"

STORAGE

BATHROOM

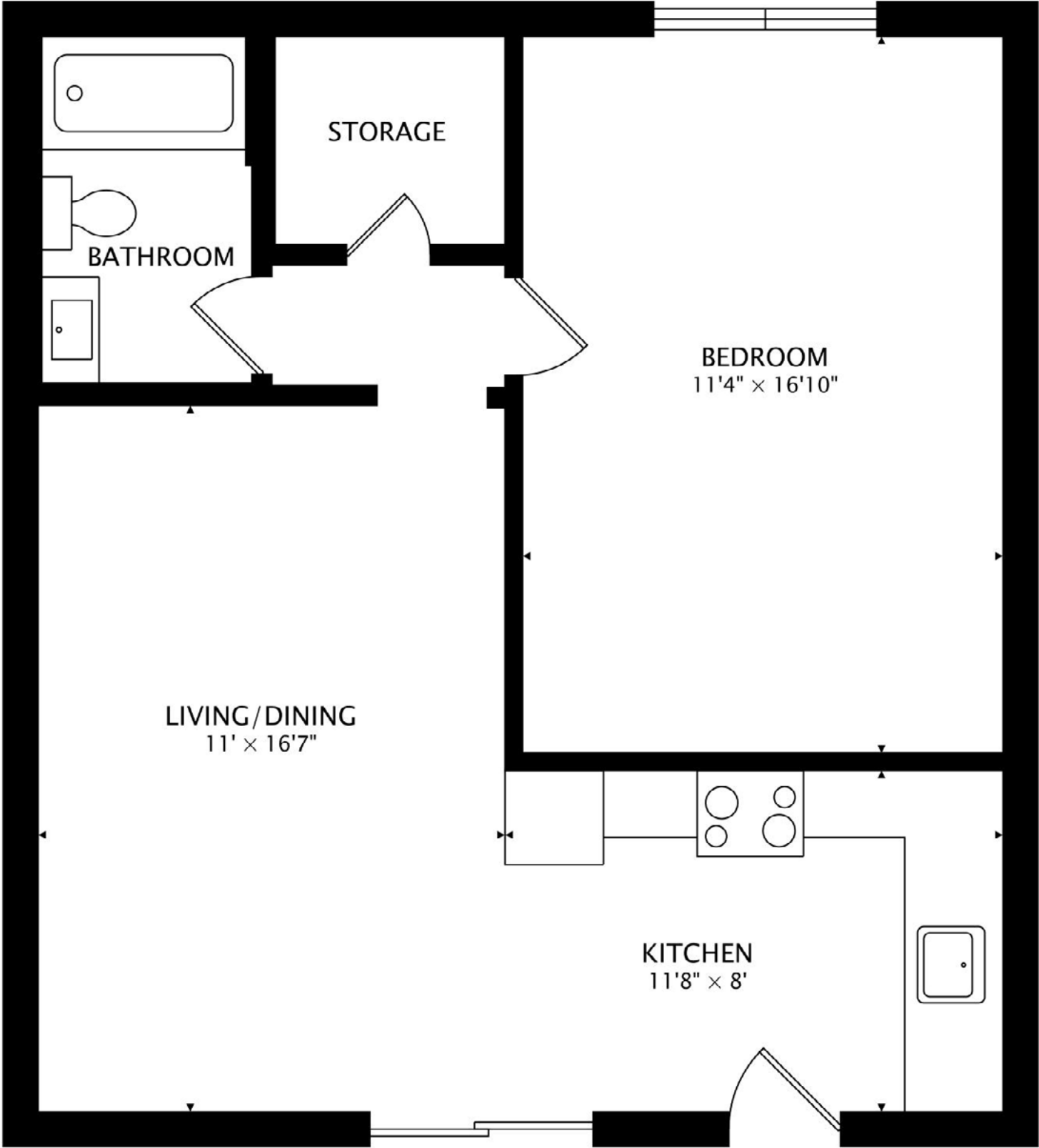
BEDROOM
11'4" x 16'10"

KITCHEN
11'8" x 8'

643 sq ft



UNIT 5



LIVING/DINING
11' x 16'7"

STORAGE

BATHROOM

BEDROOM
11'4" x 16'10"

KITCHEN
11'8" x 8'

643 sq ft

Investment Overview

The Bos Group is proud to present **3257 Delaware Street**, a rare and well-located **5-unit multifamily property** in Oakland's highly desirable **Dimond District**, positioned just above Interstate 580. Offered at **\$1.35M**, the property delivers a compelling **6.15% CAP rate** and **10.26 GRM**, providing strong day-one cash flow with clear long-term upside.

This sizable asset features a highly attractive unit mix consisting of **two oversized two-bedroom units with dedicated dining areas, two spacious one-bedroom one-bath units**, and an exceptional **three-bedroom two-bath unit currently rented at \$3,200 per month**. The larger unit sizes are well aligned with sustained tenant demand in the Dimond District, where renters consistently pay premiums for space, walkability, and neighborhood quality.

Operational efficiency is a major strength of this property. **All units are separately metered for gas and electric**, helping keep operating expenses low and allowing future ownership to retain additional NOI as rents increase. The building also benefits from pride-of-ownership characteristics that are increasingly difficult to find in smaller multifamily assets in Oakland.

From a location standpoint, the property is ideally situated in one of Oakland's most stable rental submarkets. The Dimond District is known for its residential charm, proximity to Dimond Park, local retail along MacArthur Boulevard, easy freeway access, and a strong tenant base drawn to the area's neighborhood feel combined with urban convenience. These fundamentals support both consistent occupancy and long-term rent growth.

3257 Delaware Street offers investors an opportunity to acquire a **well-located, income-producing asset** with solid in-place returns and **meaningful upside through continued rent growth and operational optimization**. This is a compelling option for buyers seeking a balance of immediate cash flow, expense control, and long-term appreciation in one of Oakland's best tenant locations.

Financial Analysis

Recommended price	\$1,350,000	First loan	\$877,500
Down payment (35%)	\$472,500	Interest rate (5yr fixed)	5.40%
Number of units	5	Amortization	30
Price/unit	\$270,000	Monthly payment	\$4,927
Square feet	4,068	Annual debt	\$59,129
Cost/sq. foot	\$332	Debt service coverage ratio (DSCR)	1.41
CAP - Current	6.15%		
CAP Rate - Pro Forma	7.52%		
GRM- Current	10.26		
GRM - Pro Forma	8.79		
Year built	1955		
Lot size	5,756		
Parking	5		

Pricing Matrix

Range	Price	GRM	CAP	\$/unit	\$/SF
Low	\$1,250,000	9.79	6.65%	\$250,000	\$307
Mid	\$1,350,000	10.58	6.15%	\$270,000	\$332
High	\$1,450,000	11.36	5.73%	\$290,000	\$356

Financial Summary **Continued**

Annualized operating data		Current	Pro Forma	
Scheduled rental income		\$131,580	\$150,600	
Parking			\$3,000	
Scheduled gross income		\$131,580	\$153,600	
Less vacancy rate	3%	\$3,947	\$7,530	5%
Gross operating income		\$127,633	\$146,070	
Less expenses		\$44,541	\$44,541	
Net operating income		\$83,091	\$101,529	
Debt service		\$59,129	\$59,129	
Net cash flow after debt service	5.07%	\$23,962	\$42,400	8.97%
Loan principal reduction		\$12,039	\$12,039	
Total investment return	7.62%	\$36,002	\$54,439	11.52%

** Based on recommended list price. **

Financial Summary **Continued**

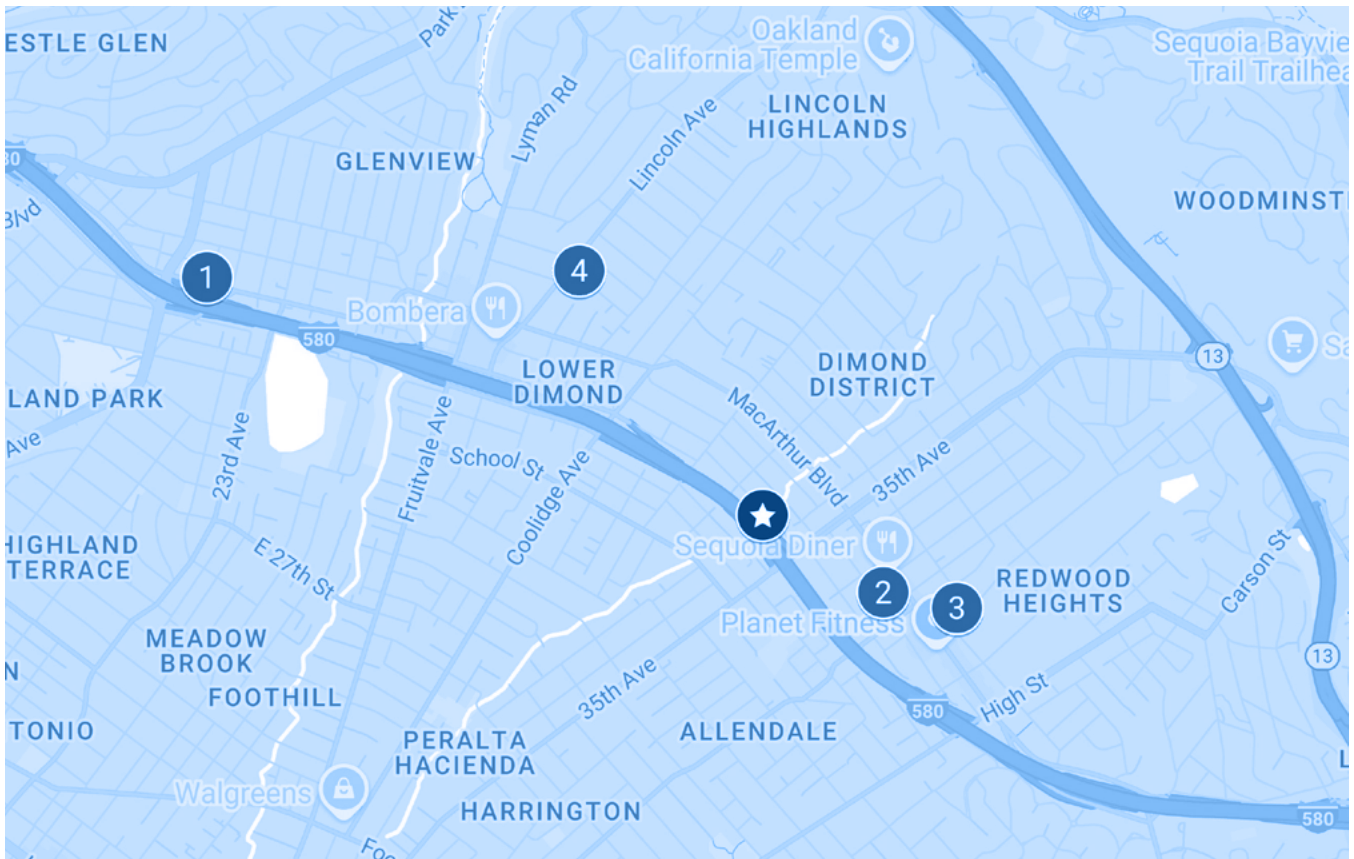
Expenses		Current	Pro Forma
New property taxes	1.2779%	\$17,252	\$17,252
Special assessments		\$5,094	\$5,094
Insurance (estimated expenses)		\$6,500	\$6,500
PG&E		\$2,279	\$2,279
Trash		\$3,978	\$3,978
EBMUD		\$3,406	\$3,406
Repairs & maintenance		\$4,000	\$4,000
Business tax & rent board fees		\$2,033	\$2,033
Total expenses		\$44,541	\$44,541
% of EGI		34.90%	30.49%

Rent Roll

Unit	Type	Rent	Market Rent
1	2x1	\$2,424	\$2,550
2	2x1	\$2,358	\$2,550
3	3x2	\$2,950	\$3,150
4	1x1	\$1,638	\$2,150
5	1x1	\$1,595	\$2,150
Monthly		\$10,965	\$12,550
Annual		\$131,580	\$150,600
Upside		14.46%	

Sales Comparable

PROPERTY ADDRESS	SALE PRICE	RECORDING DATE	BLDG SF	UNITS	GRM	CAP	\$/UNIT	\$/SF
3507 Brighton Ave	\$2,085,000	12-04-24	7428	8	9.6	7.53%	\$260,625	\$281
3810 Redding St	\$1,800,000	12-19-24	6438	6	-	-	\$300,000	\$280
3675 39th Ave	\$1,250,000	03-18-25	5340	6	-	-	\$208,333	\$234
3700 Lincoln Ave	\$985,000	07-15-25	5610	5	9.19	-	\$197,000	\$176
AVERAGE OF ALL COMPARABLES	\$1,530,000		6,204	6	9.40	-	\$241,490	\$242
SUBJECT PROPERTY	\$1,350,000		4,068	5	10.26	6.15%	\$270,000	\$332



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