



OFFERING MEMORANDUM

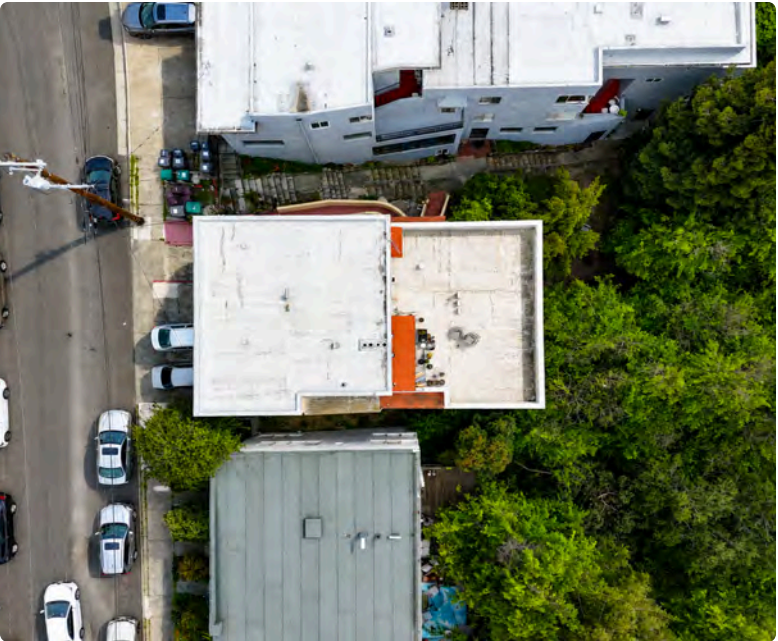
33 Home Place East

Oakland, CA 94610 | 5-Unit Multifamily

\$1,375,000

8.06% CAP | 8.82 GRM | 5 Units

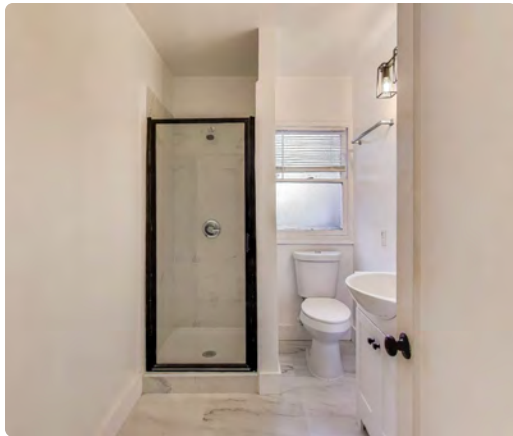
BOS
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Photos may be AI-enhanced



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Property Summary

33 Home Place East is a five-unit apartment building in Oakland's Ivy Hill neighborhood. Built in 1949, the property comprises 5,019 square feet on a 5,815 square foot lot. The location offers immediate access to Highway 580, is approximately one mile from Lake Merritt BART, and sits near Lake Merritt and the Grand Avenue commercial corridor.

8.06%

CAP RATE

8.82

GRM

8.4%

UPSIDE

\$275,000

PRICE / UNIT

\$274

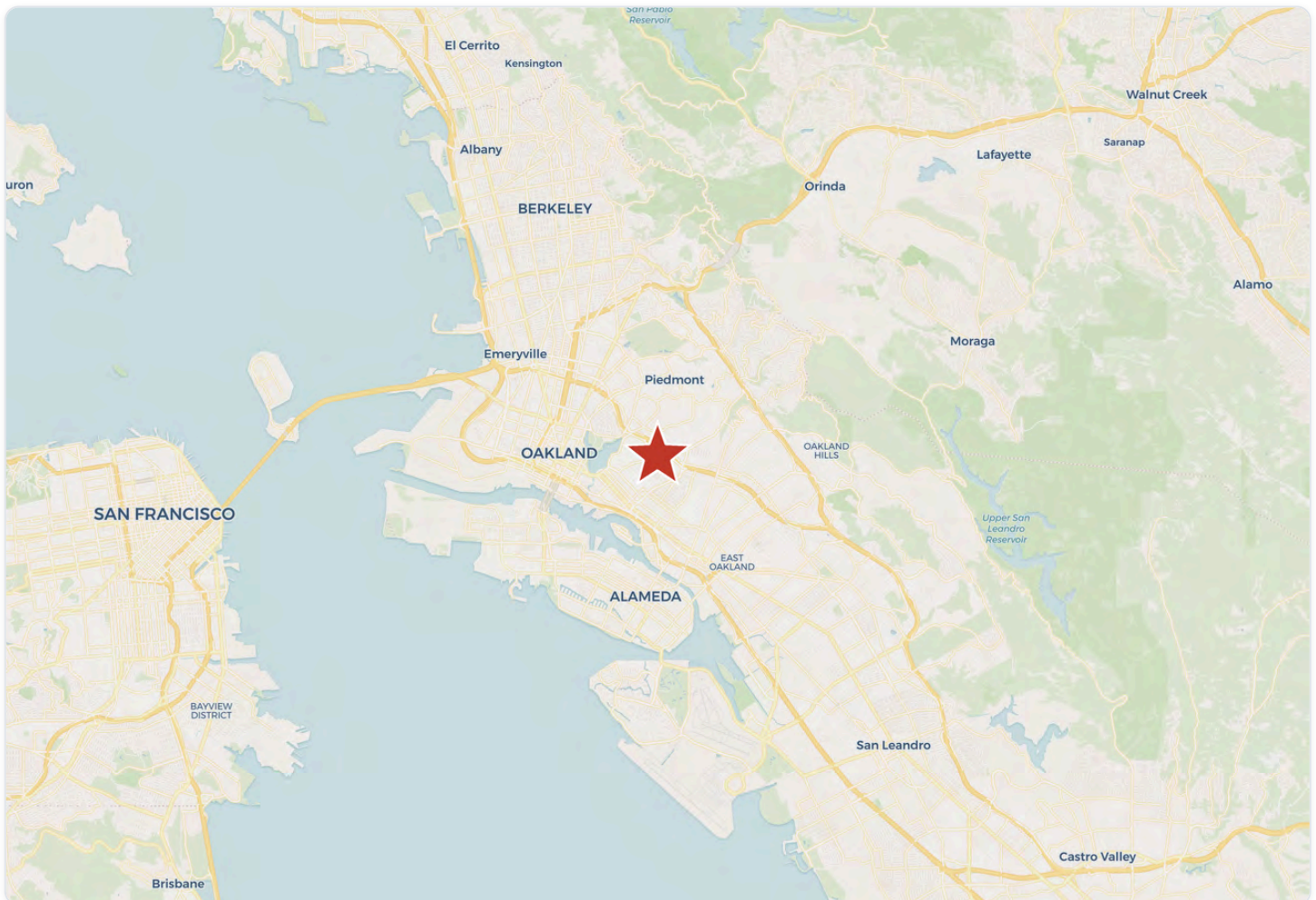
PRICE / SF

INVESTMENT HIGHLIGHTS

- Attractive Unit Mix: (3) 2BR + (2) 3BR
- ADU Potential - Large Basement with Bathroom
- On-site Laundry and Parking

RECENT CAPITAL IMPROVEMENTS

- 4/5 Units Renovated
- Soft Story Compliant
- SB-721 Compliant



Investment Summary

Price	\$1,375,000	First loan	\$893,750
Down payment (35%)	\$481,250	Interest rate (5yr fixed)	5.80%
Number of units	5	Amortization	30 years
Price / unit	\$275,000	Monthly payment	\$5,244
Square feet	5,019	Annual debt service	\$62,929
Cost / sq. foot	\$274	Debt coverage ratio (DSCR)	1.76
CAP - Current	8.06%		
CAP Rate - Pro Forma	8.71%		
GRM - Current	8.82		
GRM - Pro Forma	8.16		
Year built	1949		
Lot size	5,815 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
A	2x1	\$2,550	\$2,700	04/2026
B	2x1	\$2,658	\$2,700	11/2021
C	3x1	\$2,854	\$2,850	01/2026
D	3x1	\$2,704	\$2,850	01/2026
F	2x1	\$1,969	\$2,700	07/2011
Monthly Total		\$12,735	\$13,800	
Annual Total		\$152,820	\$165,600	

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
2x1	3	0	\$2,392	\$2,700	12.9%	60%
3x1	2	0	\$2,779	\$2,850	2.6%	40%
Total	5	0	\$12,735	\$13,800	8.4%	100%
Average		0.0%	\$2,547	\$2,760		

Expense Summary

EXPENSE		CURRENT	PRO FORMA
New Property Taxes	1.2779% tax rate	\$17,571	\$17,571
Special Assessments	\$1,019 /unit	\$5,094	\$5,094
Insurance	\$1,300 /unit	\$6,500	\$6,500
PG&E	\$38 /unit	\$192	\$192
Water	\$629 /unit	\$3,146	\$3,146
Trash	\$459 /unit	\$2,295	\$2,295
Repairs & Maintenance	\$650 /unit	\$3,250	\$3,250
Business Tax & Rent Board Fees	\$482 /unit	\$2,410	\$2,537
Total expenses	\$8,092 /unit	\$40,459	\$40,585
% of EGI		26.75%	25.32%

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

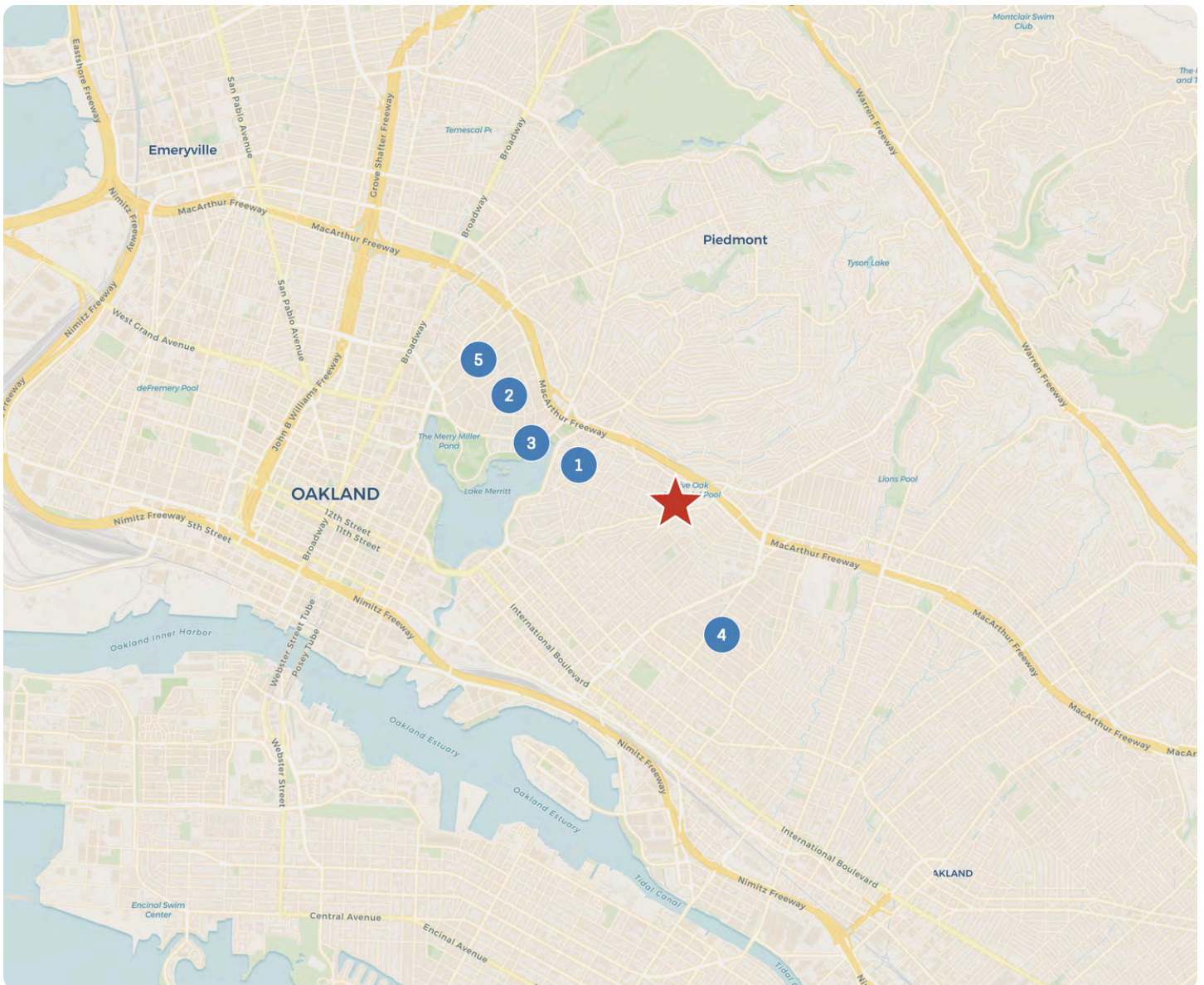
ANNUALIZED OPERATING DATA		CURRENT		PRO FORMA
Potential gross rent		\$165,600		\$165,600
Loss to lease	8.36%	(\$12,780)		\$0
Scheduled rental income		\$152,820		\$165,600
Laundry income		\$600		\$600
Parking income		\$2,400		\$2,400
Scheduled gross income		\$155,820		\$168,600
Less vacancy rate	3.00%	(\$4,585)	5.00%	(\$8,280)
Effective gross income		\$151,235		\$160,320
Less expenses		(\$40,459)		(\$40,585)
Net operating income		\$110,777		\$119,735
Debt service		(\$62,929)		(\$62,929)
Net cash flow after debt service	9.94%	\$47,848	11.80%	\$56,805
Loan principal reduction		\$11,391		\$11,391
Total investment return	12.31%	\$59,239	14.17%	\$68,197

** 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	01/2026	4,488	5	11.58	6.30%	\$263,000	\$293
2	376 Staten Ave	\$2,600,000	11/2025	9,762	12	9.43	6.66%	\$216,667	\$266
3	436 Bellevue Ave	\$1,600,000	06/2025	8,667	6	—	7.28%	\$266,667	\$185
4	1944 E 24th St	\$955,000	11/2025	3,480	5	7.10	8.58%	\$191,000	\$274
5	305 Vernon St	\$1,740,000	03/2025	6,518	9	8.40	7.53%	\$193,333	\$267
AVERAGE		\$1,642,000		6,583	7	9.13	7.27%	\$226,133	\$257
33 Home Place East		\$1,375,000		5,019	5	8.82	8.06%	\$275,000	\$274



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

SENIOR INVESTMENT ADVISOR

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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.



33 Home Place East | Oakland, CA 94610

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