



OFFERING MEMORANDUM

# 31 Croxton Avenue

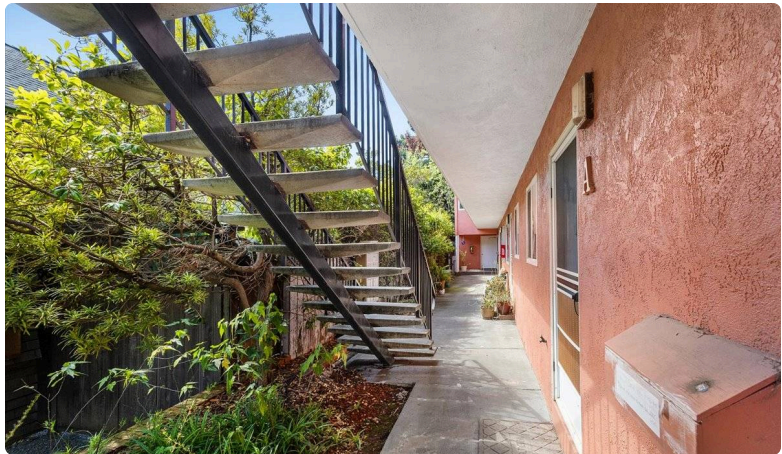
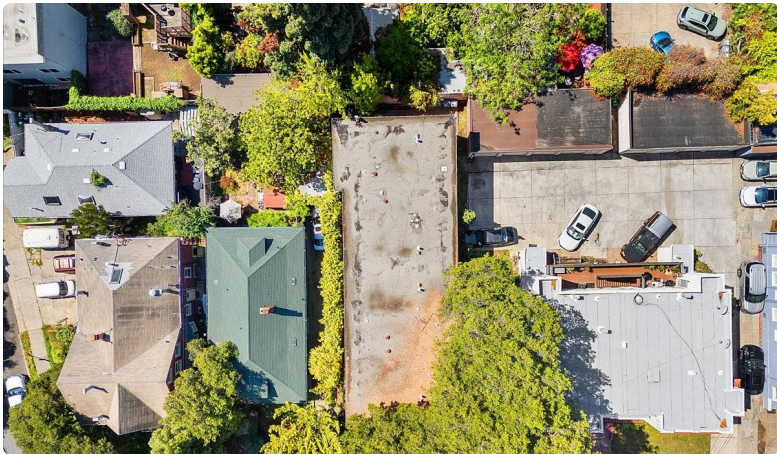
Oakland, CA 94611 | 8-Unit Multifamily

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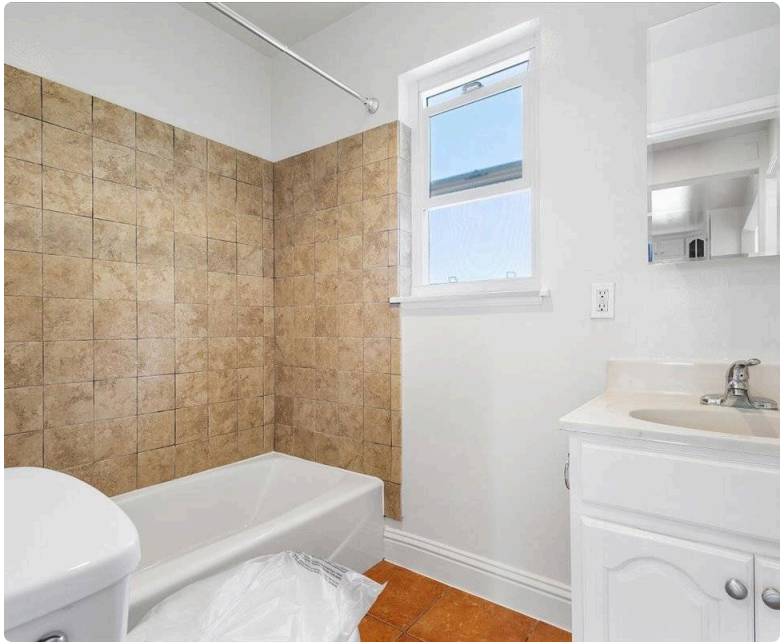
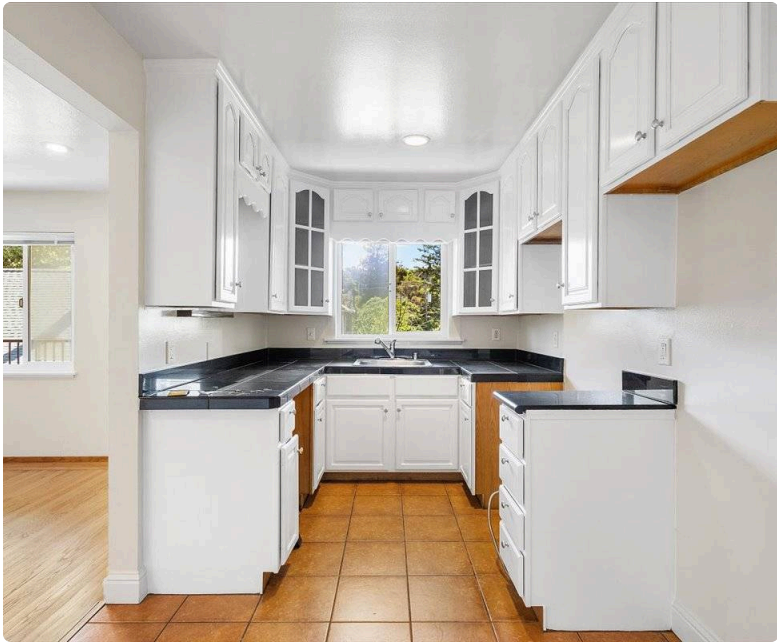
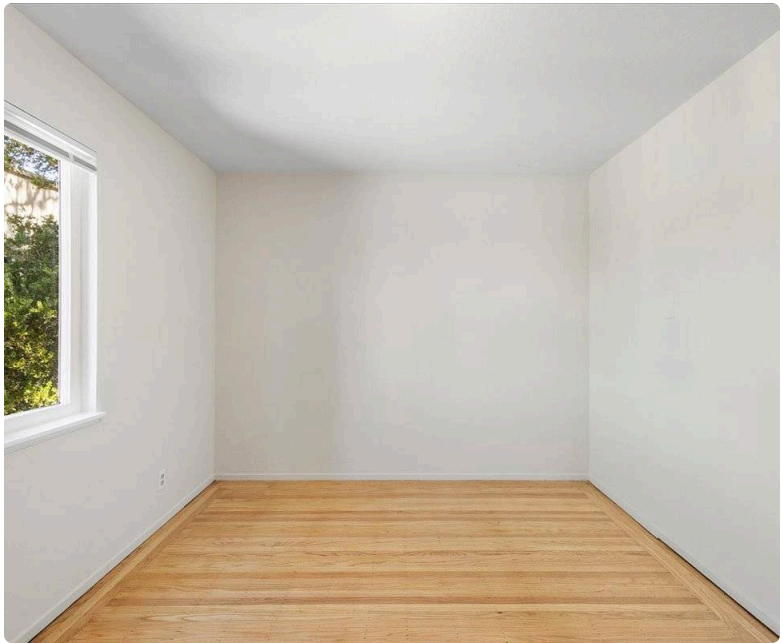
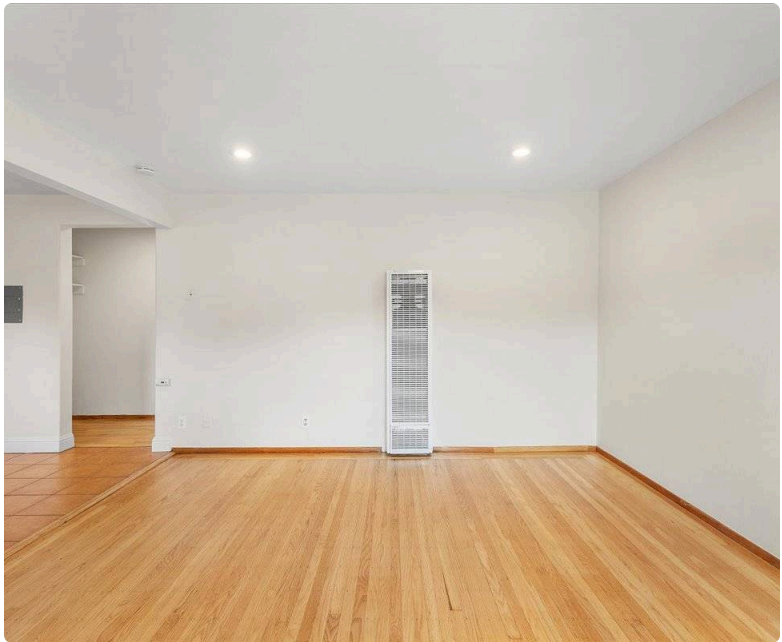
**\$1,625,000**

6.65% CAP | 9.60 GRM | 8 Units

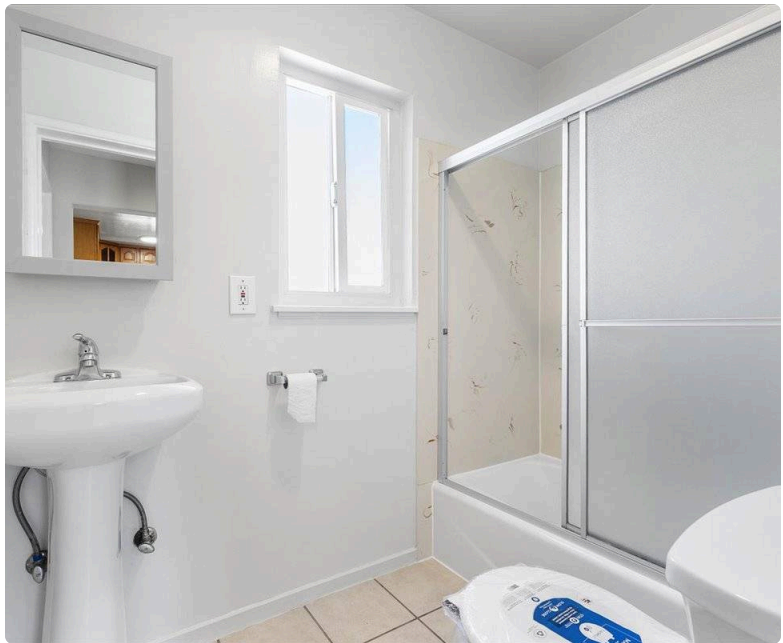
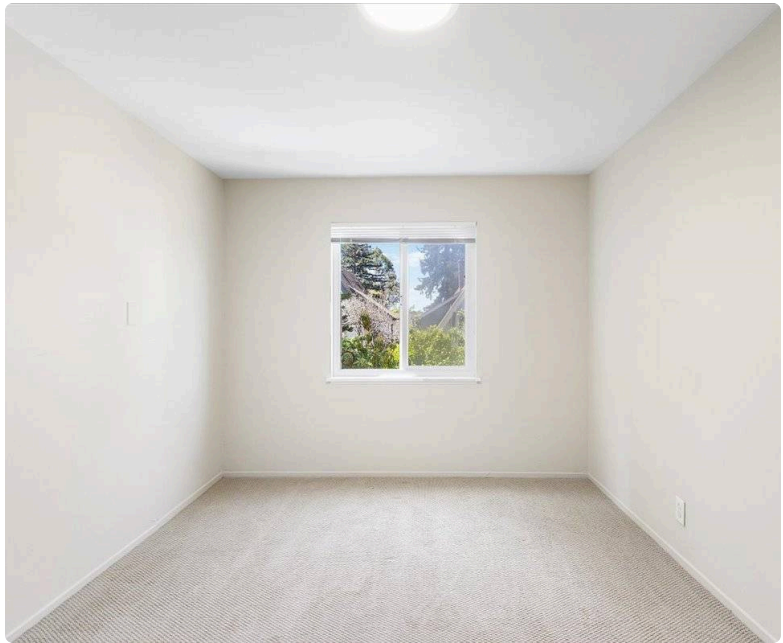
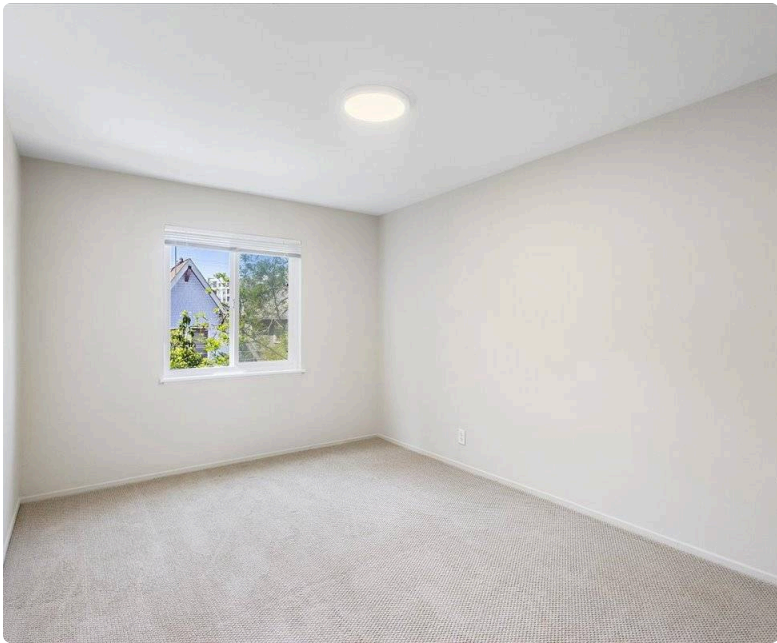
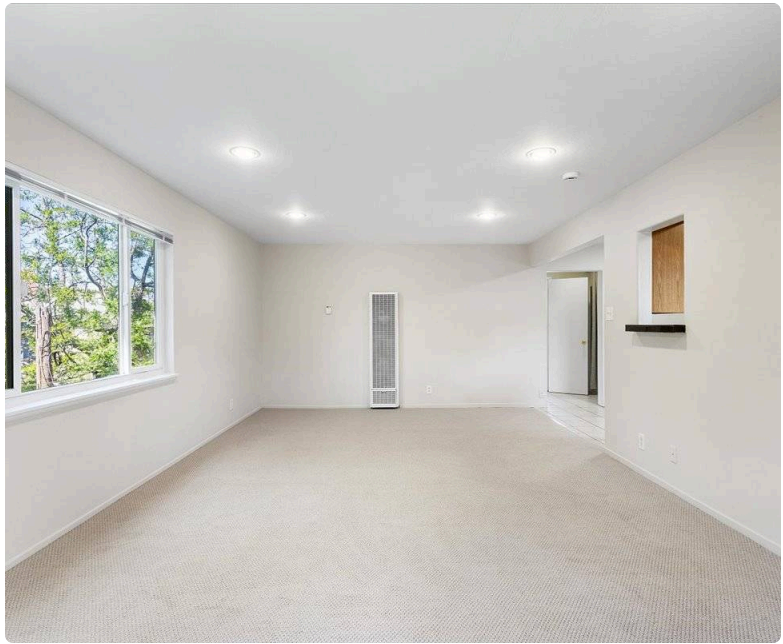
**BOS**  
GROUP



Photos may be AI-enhanced



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# Property Summary

Bos Group is proud to present 31 Croxton Avenue, a 8-unit Multifamily property in Oakland's North Oakland neighborhood offered at \$1,625,000. The property features a unit mix of (8) 1BR/1BA with current in-place monthly income of \$13,540.

6.65%

CAP RATE

9.60

GRM

32.9%

UPSIDE

\$203,125

PRICE / UNIT

\$350

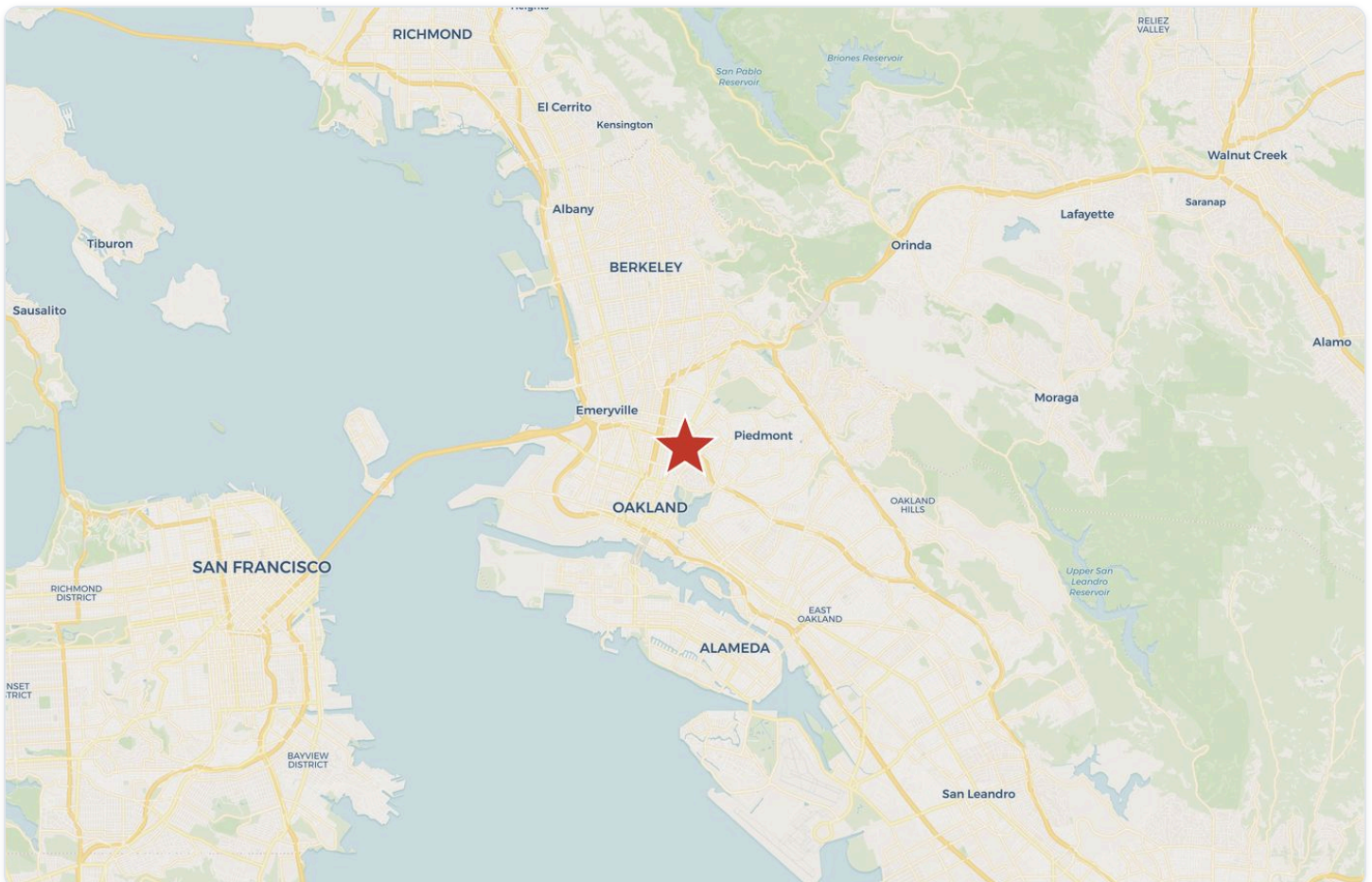
PRICE / SF

## INVESTMENT HIGHLIGHTS

- List price \$1,625,000 | 35% down -\$569K
- 6.65% CAP rate | 9.60 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
- Soft Story Exempt | SB721 Compliant

## LOCATION

- Walk to BART | AC Transit access
- Near MacArthur Freeway (I-580) & Hwy 24
- Piedmont Avenue district | shops & dining



# Investment Summary

|                      |             |                            |             |
|----------------------|-------------|----------------------------|-------------|
| Price                | \$1,625,000 | First loan                 | \$1,056,250 |
| Down payment (35%)   | \$568,750   | Interest rate (5yr fixed)  | 5.80%       |
| Number of units      | 8           | Amortization               | 30 years    |
| Price / unit         | \$203,125   | Monthly payment            | \$6,198     |
| Square feet          | 4,640       | Annual debt service        | \$74,371    |
| Cost / sq. foot      | \$350       | Debt coverage ratio (DSCR) | 1.45        |
| CAP - Current        | 6.65%       |                            |             |
| CAP Rate - Pro Forma | 9.54%       |                            |             |
| GRM - Current        | 9.60        |                            |             |
| GRM - Pro Forma      | 7.30        |                            |             |
| 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 |
|---------------|------|-----------|-------------|--------------|
| A             | 1BR  | \$2,128   | \$2,250     |              |
| B             | 1BR  | \$1,273   | \$2,250     |              |
| C             | 1BR  | \$1,141   | \$2,250     |              |
| D             | 1BR  | \$1,344   | \$2,250     |              |
| E             | 1BR  | \$1,840   | \$2,250     |              |
| F             | 1BR  | \$1,314   | \$2,250     |              |
| G             | 1BR  | \$2,250   | \$2,250     | Vacant       |
| H             | 1BR  | \$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       | 8          | 2       | \$1,507  | \$2,250     | 49.3%  | 100%       |
| Total     | 8          | 2       | \$12,053 | \$18,000    | 32.9%  | 100%       |
| Average   |            | 25.0%   | \$1,507  | \$2,250     |        |            |

# Expense Summary

| EXPENSE                           |                      | CURRENT         | PRO FORMA       |
|-----------------------------------|----------------------|-----------------|-----------------|
| New Property Taxes                | 1.2779% tax rate     | \$20,766        | \$20,766        |
| 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         |
| <b>Total expenses</b>             | <b>\$7,025 /unit</b> | <b>\$56,200</b> | <b>\$56,864</b> |
| <b>% of EGI</b>                   |                      | <b>34.20%</b>   | <b>26.83%</b>   |

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

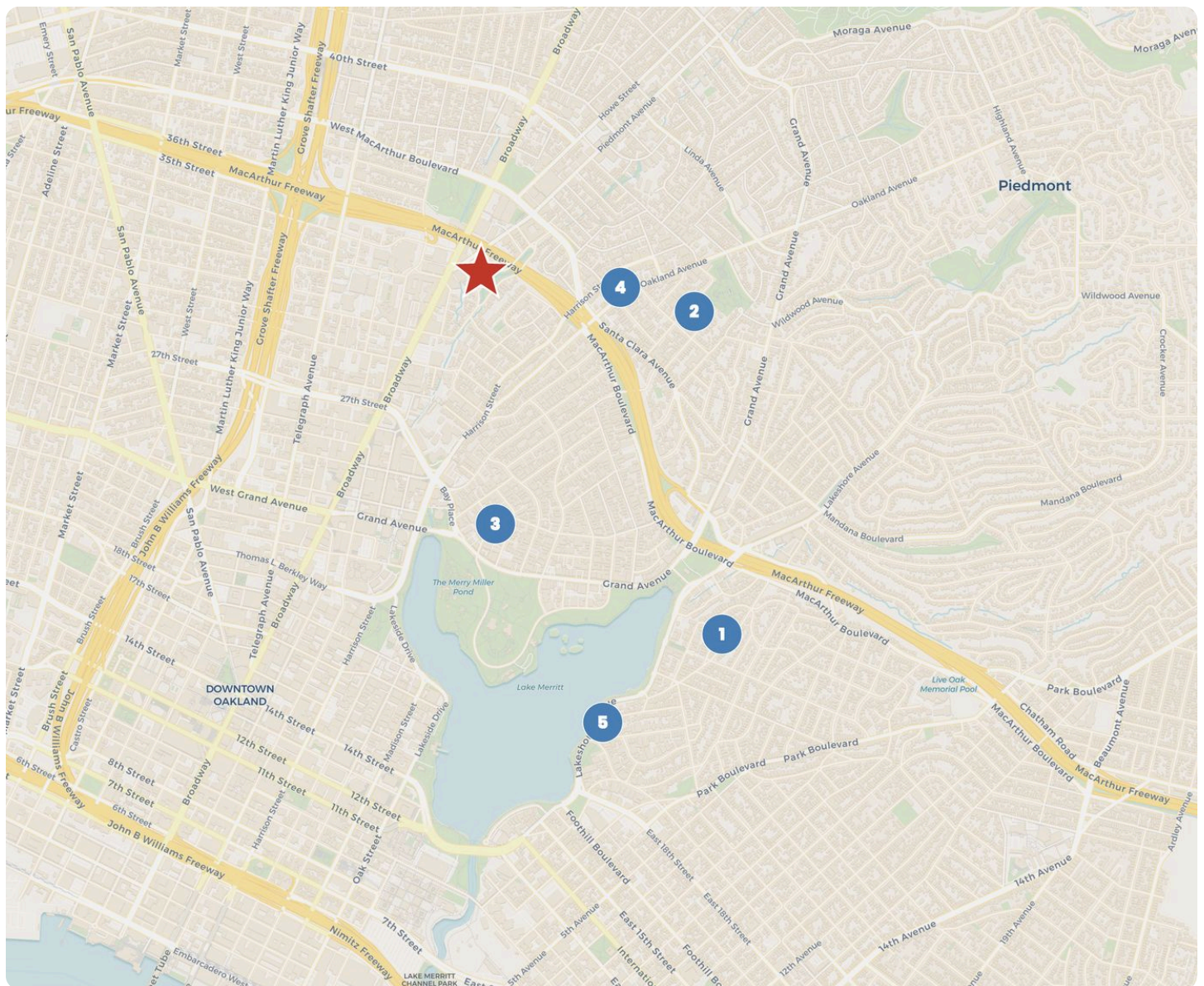
| ANNUALIZED OPERATING DATA        |        | CURRENT    |        | PRO FORMA  |
|----------------------------------|--------|------------|--------|------------|
| Potential gross rent             |        | \$216,000  |        | \$216,000  |
| Loss to lease                    | 32.94% | (\$53,520) |        | \$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                    |        | (\$56,200) |        | (\$56,864) |
| Net operating income             |        | \$108,119  |        | \$155,050  |
| Debt service                     |        | (\$74,371) |        | (\$74,371) |
| Net cash flow after debt service | 5.93%  | \$33,748   | 14.19% | \$80,679   |
| Loan principal reduction         |        | \$13,463   |        | \$13,463   |
| Total investment return          | 8.30%  | \$47,211   | 16.55% | \$94,141   |

\*\* 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 | 4,490   | 5     | 9.96  | 6.14% | \$263,000 | \$293 |
| 2                 | 654 Vernon St         | \$2,185,000 | 12/2025 | 7,582   | 7     | 10.15 | 5.93% | \$312,143 | \$288 |
| 3                 | 290 Park View Terrace | \$1,320,000 | 08/2025 | 4,698   | 6     | 10.34 | 5.54% | \$220,000 | \$281 |
| 4                 | 561 Oakland Ave       | \$4,800,000 | 06/2025 | 24,960  | 22    | 8.61  | 6.47% | \$218,182 | \$192 |
| 5                 | 1940 Lakeshore Ave    | \$4,250,000 | 04/2025 | 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 |                       | \$1,625,000 |         | 4,640   | 8     | 9.60  | 6.65% | \$203,125 | \$350 |



# Exclusively Listed By

COMPASS COMMERCIAL | BOS GROUP CRE



Willem Bos

SENIOR VICE PRESIDENT

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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.



31 Croxton Avenue | Oakland, CA 94611

COMPASS COMMERCIAL | BOS GROUP CRE

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