

OFFERING MEMORANDUM

1035 8th Ave

OAKLAND, CA



2 ADDITIONAL PROPERTIES AVAILABLE



745-751 E. 11th Street, Oakland: 16 (0x1)



429 Vernon Street, Oakland: 7(1x1) and 1(0x1) with 3 Vacants

WALKER & DUNLOP®

The Offering

Walker & Dunlop, as the exclusive advisor, is pleased to present the opportunity to acquire 1035 8th Avenue, a duplex comprised of 1 (2x1) and 1 (0x1) in Oakland, CA.

INVESTMENT HIGHLIGHTS



ATTRACTIVE UNIT MIX;
1 (2X1) AND 1 (0X1)



TRANSIT-ORIENTED EAST LAKE
LOCATION; 0.5 MILES TO BART, 0.5
MILES TO I-880 & 1.0 MILES I-580



OAKLAND BOUNCE BACK 8.8%
EFFECTIVE RENT GROWTH
SINCE Q3 2024



1.5 MILES TO DOWNTOWN OAKLAND,
8.0 MILES TO DOWNTOWN SAN
FRANCISCO, 0.6 MILES TO LAKE
MERRITT



INVESTMENT SUMMARY

Price	\$400,000
Address	1035 8th Ave
City, State, Zip	Oakland, CA 94606
County	Alameda
Year Built	1904
Total # of Units	2
Net Rentable SF	1,369
Site Acreage	0.0683
In-Place Rents	\$1,600
Market Rent	\$1,800

**SF Estimates based on Property Tax Records*

Investment Summary

PRICING SUMMARY

List Price	\$400,000	Cap Rate (Adjusted Historicals)	5.13%
PPU	\$200,000	GRM (Adjusted Historicals)	10.42
PSF	\$292	Cap Rate (Market)	6.27%
		GRM (Market)	9.26

UNIT MIX

UNIT	FLOOR PLAN	STATUS	RENT	MARKET RENT	MOVE-IN
1	2x1	Occupied	\$1,800	\$2,000	8/1/25
2	0x1	Occupied	\$1,400	\$1,600	5/1/25

CONSOLIDATED RENT ROLL

FLOOR PLAN	#	%	AVG. IN-PLACE RENT	AVG. MARKET RENT	AVG LTL
0x1	1	50%	\$1,400	\$1,600	\$200
2x1	1	50%	\$1,800	\$2,000	\$200
TTL/AVG	2	100%	\$1,600	\$1,800	\$200



Property Overview

1035 8th Ave is a charming duplex in Oakland's East Peralta neighborhood, featuring a studio unit alongside a two-bedroom residence. Built in 1904, the approximately 1,369 SF property blends classic architectural character with practical multi-unit living. Its convenient location offers easy access to transit and nearby amenities.

BUILDING & SITE DESCRIPTION

Address	1035 8th Ave, Oakland, CA 94606
County	Alameda
Year Built	1904
Total # Units	2
APN #	019-0019-007-00
Lot Size SF	1,369
Framing	Wood
Roof	Composite Shingle

MECHANICAL/ELECTRICAL/PLUMBING

Heat	Wall Furnace, No AC
Water Heater	100 Gallon
Laundry	None

UTILITIES

UTILITY	PROVIDER	PAID BY
Electric/Gas	PG&E	Tenant
Water & Sewer	EBMUD	Tenant
Trash	WMAC	Owner



Portfolio Summary

ADDRESS	429 VERNON ST	745-751 E. 11TH ST	1035 8TH AVE
Units	8	16	2
Price	\$1,250,000	\$1,625,000	\$400,000
PPU	\$156,250	\$101,563	\$200,000
Cap Rate	4.37%	5.04%	5.13%
GRM	9.68	8.32	10.42
Unit Mix	7 - 1x1, 1 - 0x1	16 - 0x1	1 - 2x1, 1 - 0x1



429 VERNON STREET



745-751 E 11th STREET

1035 8TH AVE

OAKLAND, CA

PRIMARY CONTACTS

MIKE COLHOUN

Phone 415.233.3945

mcolhoun@walkerdunlop.com

CA License #01464496

NICK MOTTA

Phone 925.822.2877

nmotta@walkerdunlop.com

CA License #02150223

ANALYTICAL SUPPORT

DANIEL GAMBA

Phone 510.775.1073

daniel.gamba@walkerdunlop.com

CA License #02203029

MARC JOSHUA

Phone 510.737.4406

mjoshua@walkerdunlop.com

CA License #02241132

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NORCAL

1814 Franklin Street, Suite 100, Oakland, CA 94612

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