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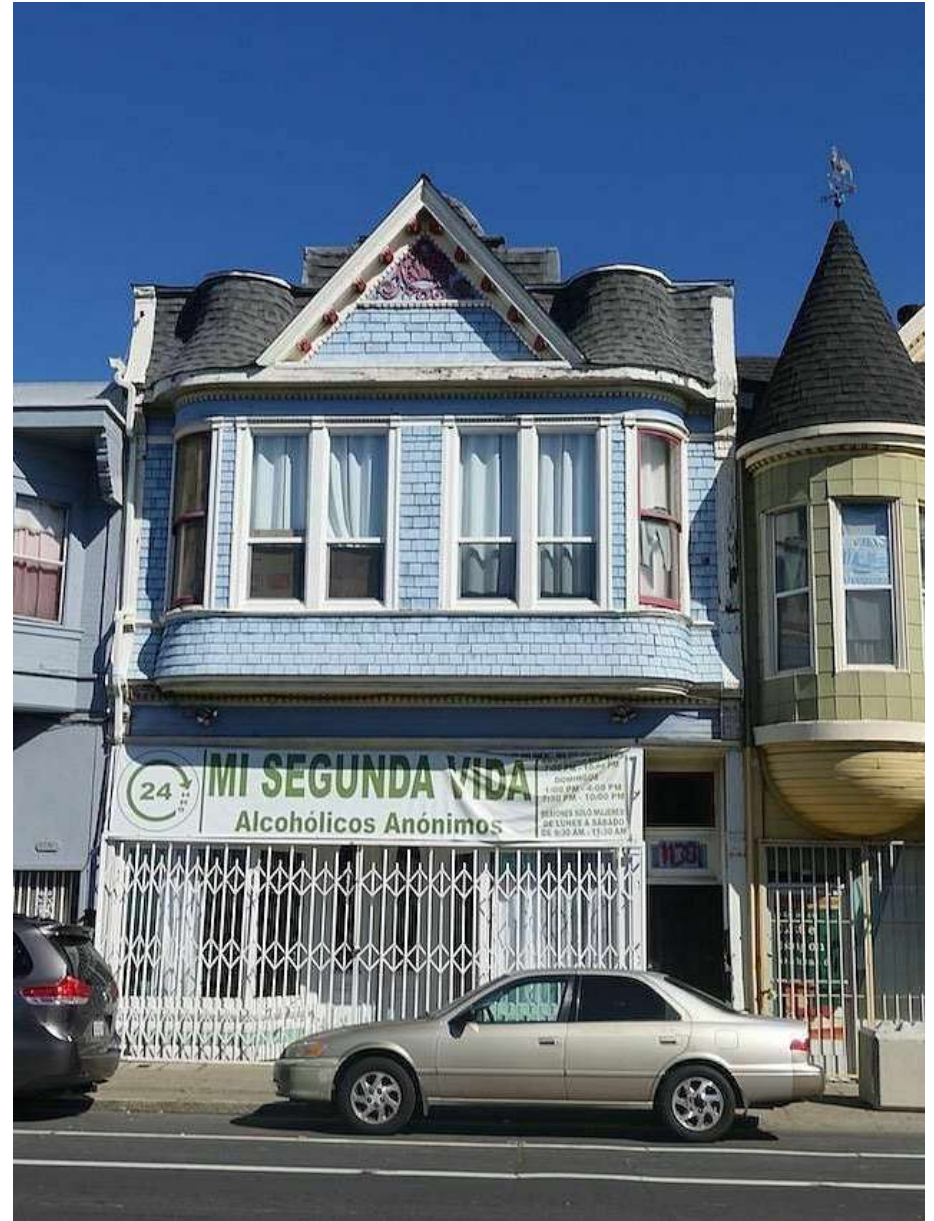
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An aerial photograph of a residential street in a city, likely San Francisco, showing a row of multi-story buildings with varied architectural styles. The street is lined with parked cars, and a road sign with the number '25' is visible. The background shows a hazy cityscape and hills under a clear sky.

SECTION 1

Property Information

Executive Summary

SALE PRICE

\$550,000

BUILDING SIZE

3,546 SF

CAP RATE

7.17%

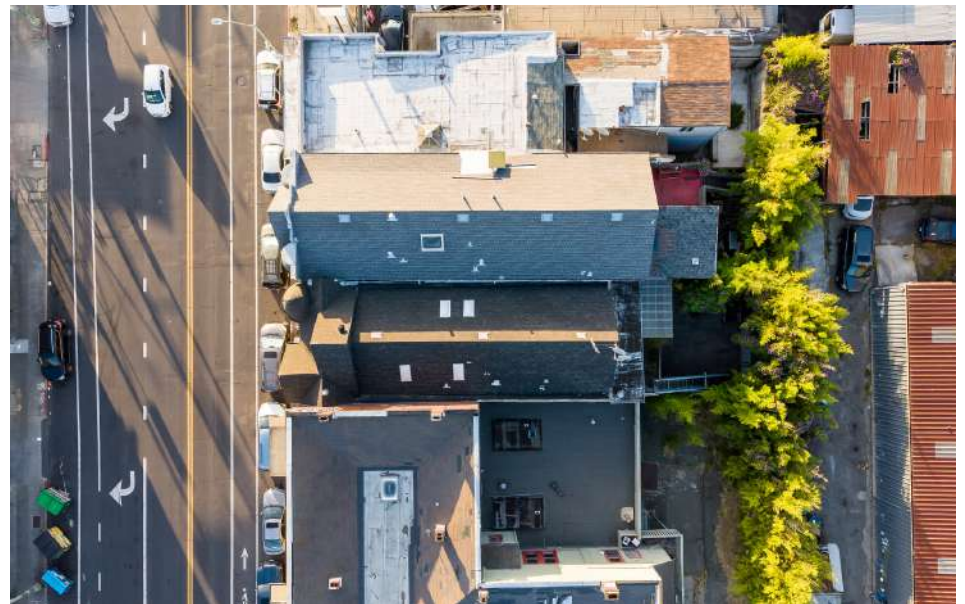
Other Details

Offering Price:	\$550,000
Price / Unit:	\$183,333
Price / SF:	\$155.10
Number of Units:	3
NOI:	\$39,436
Cap Rate:	7.17%
GRM:	7.17
Building Size:	3,546 SF
Lot Size:	2,494 SF
Year Built:	1910

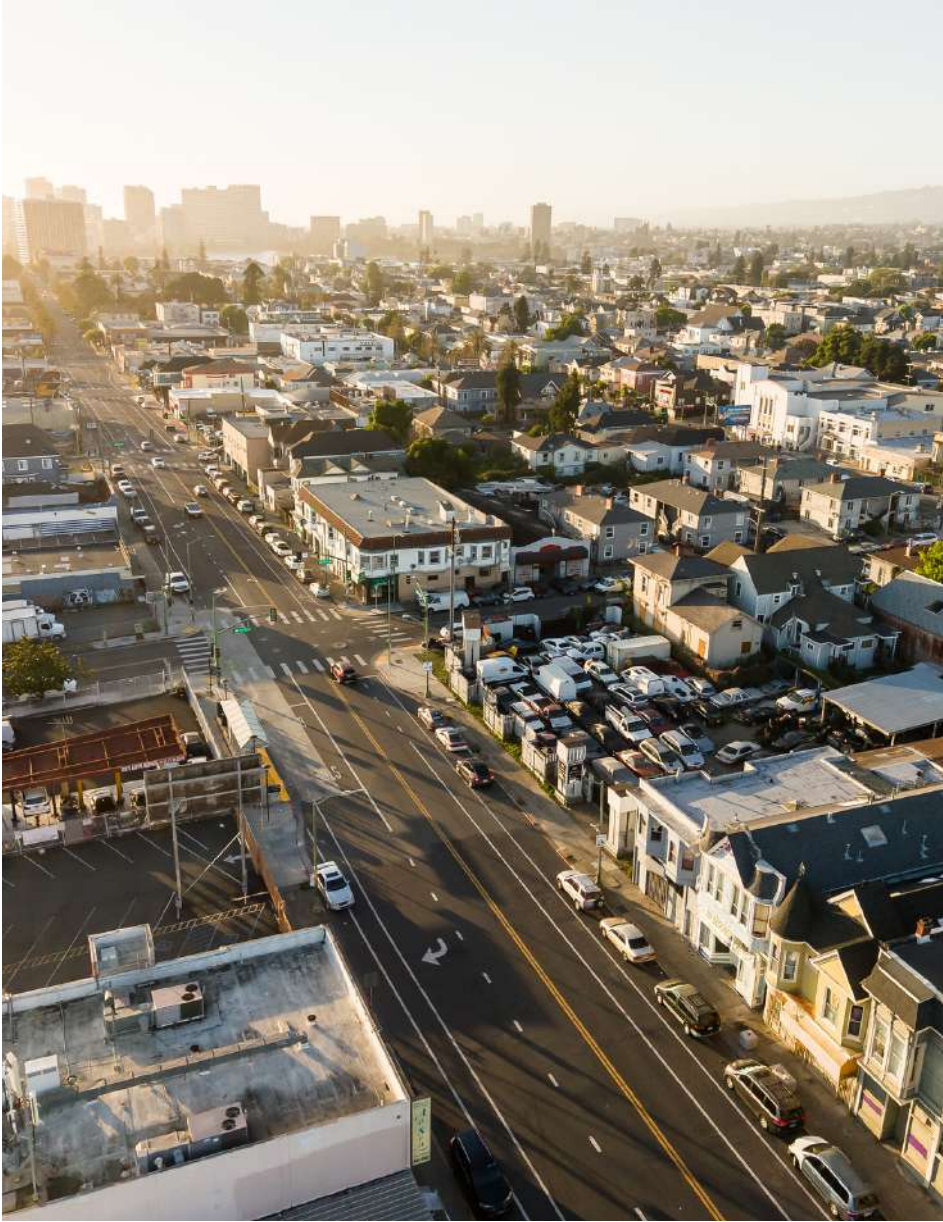
Property Highlights

- Mixed use asset
- Value add opportunity
- Strong cash flow potential
- Large, spacious units
- Potential for commercial owner-occupancy

Additional Photos



Additional Photos



Additional Photos

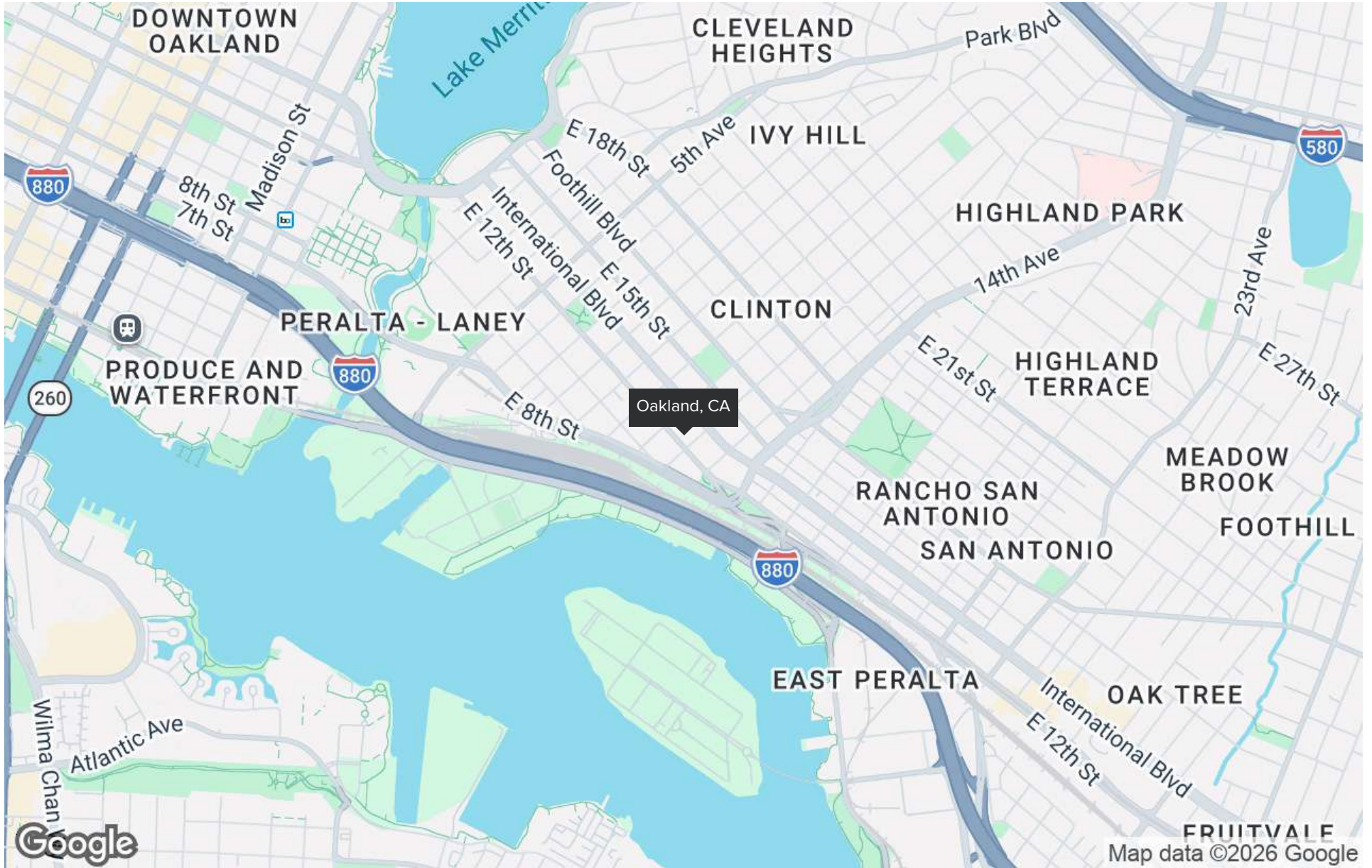


An aerial photograph of a residential street in a city, likely San Francisco, showing a row of multi-story houses with varied architectural styles. The street is lined with parked cars, and a road sign with the number '25' is visible. The background shows a hazy cityscape and hills under a clear sky.

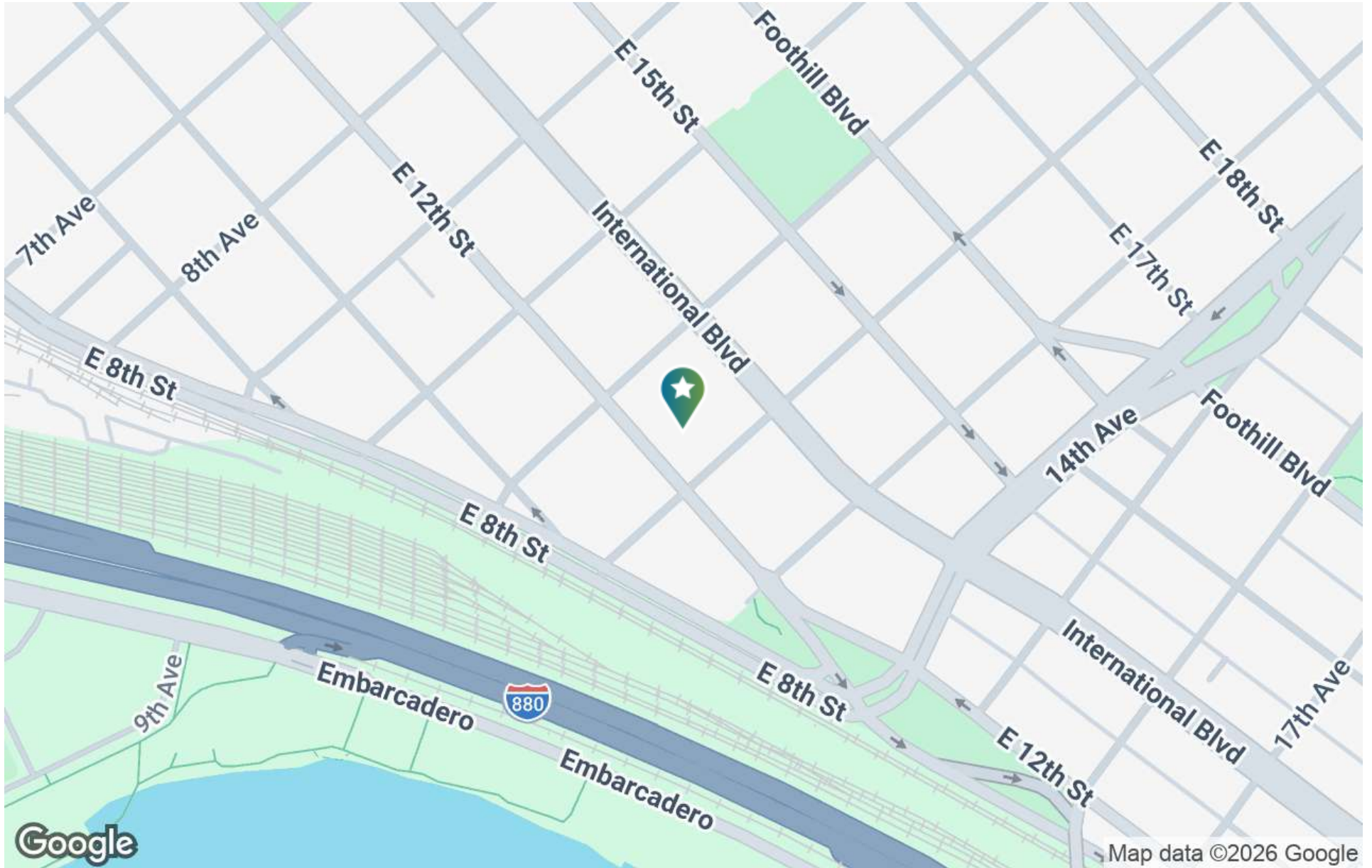
SECTION 2

Location Information

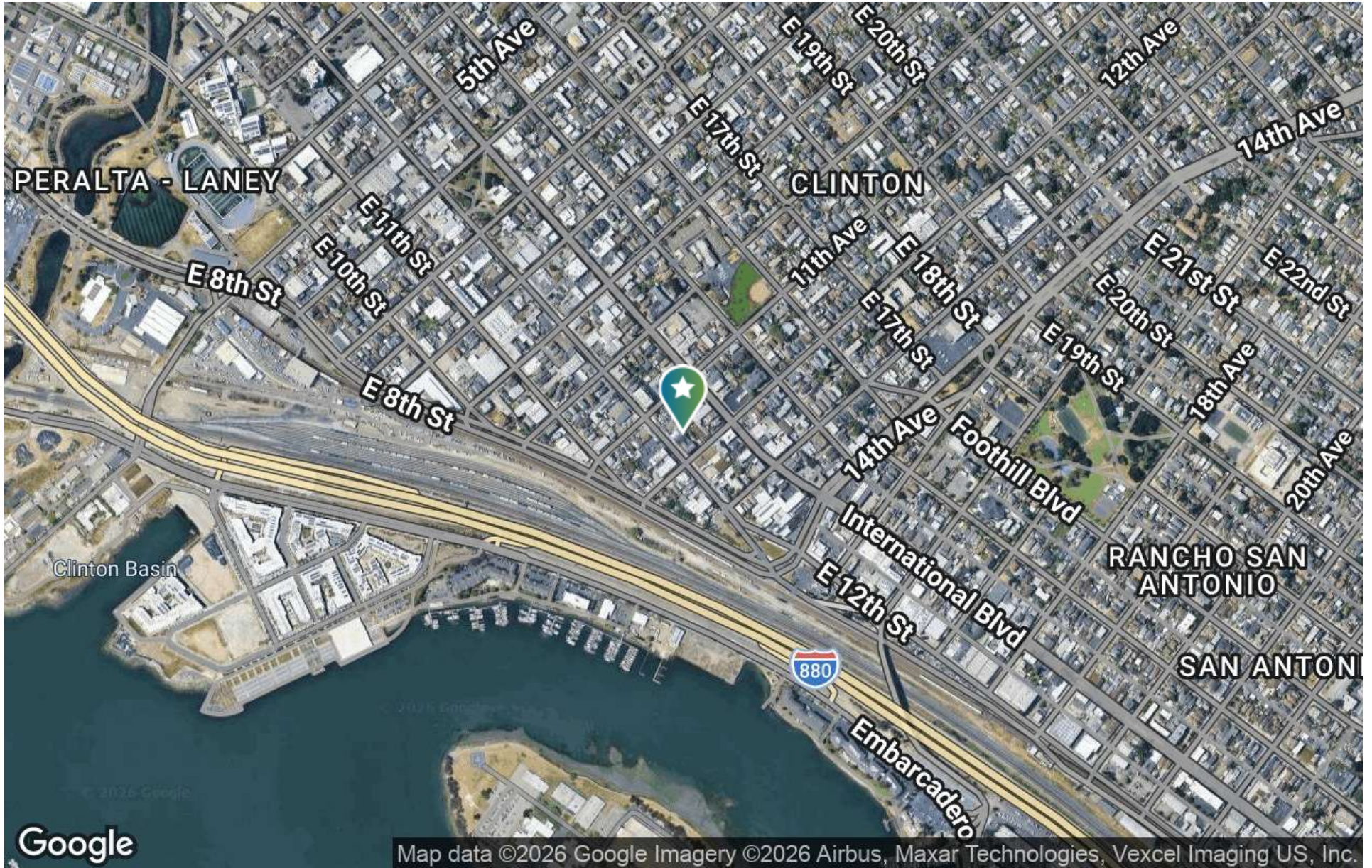
Regional Map



Location Map



Aerial Map





SECTION 3

Financial Analysis

Financial Summary

Investment Overview

Price	\$550,000
Price per Unit	\$183,333
GRM	7.17
CAP Rate	7.17%
Cash-on-Cash Return (yr 1)	7.47 %
Total Return (yr 1)	\$17,235
Debt Coverage Ratio	1.45

Operating Data

Gross Scheduled Income	\$76,680
Other Income	-
Total Scheduled Income	\$76,680
Vacancy Cost	\$6,134
Gross Income	\$70,545
Operating Expenses	\$31,109
Net Operating Income	\$39,436
Pre-Tax Cash Flow	\$12,328

Financing Data

Down Payment	\$165,000
Loan Amount	\$385,000
Interest Rate	5.8%
Debt Service	\$27,108

Financial Summary

Debt Service Monthly	\$2,259
Principal Reduction (yr 1)	\$4,907

Income & Expenses

Income Summary

Rental Income		\$76,680
Gross Income		\$76,680
Fixed Expenses	% Of Gross Income	
Property Tax "1.2779% of purchase price"	9.0%	\$6,930
Special Assessments "Actual 25-26"	2.2%	\$1,713
Insurance "Est. \$1.5/ SF"	6.9%	\$5,319
Total	18.2%	\$13,962
Operational Expenses	% Of Gross Income	
Maintenance and Reserves "Est. \$1,000/ unit"	3.9%	\$3,000
PG&E "Actual"	4.2%	\$3,247
Water "Actual"	4.8%	\$3,644
Garbage "Actual"	2.0%	\$1,507
Oakland Rent Board Fees/ RHSP "\$137/ unit"	0.5%	\$411
Business License "1.395% of gross rents"	1.0%	\$735
Management "6% of gross"	6.0%	\$4,600
Total	22.4%	\$17,146
Gross Expenses	40.6%	\$31,109
Net Operating Income	51.4%	\$39,436

Rent Roll

Unit Number	Unit Bed	Unit Bath	Unit Size (SF)	Lease Start	Lease End	Current Rent	Current Rent (Per SF)	Market Rent	Market Rent/SF	Security Deposit	Notes
Commercial						\$2,400		\$3,000			
1	2	1				\$1,995		\$2,250			
2	2	1				\$1,995		\$2,250			VACANT
Totals/Averages			0			\$6,390		\$7,500		\$0	

An aerial photograph of a residential street in a city, likely San Francisco, showing a row of multi-story row houses. The houses are in various colors, including light blue, white, and yellow. The street is paved with asphalt and has several cars parked along the curb. In the background, there are hills and a city skyline under a hazy sky.

SECTION 4

Sale Comparables

Sale Comparables



1

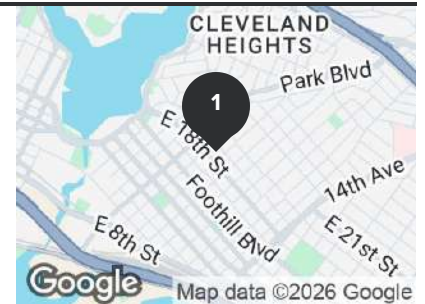
1819 7th Ave

Oakland, CA 94606

Sale Price: \$1,700,000
Price / Unit: \$94,444
Building SF: 7,652 SF

Closed: 03/11/2025
No. Units: 18
Year Built: 1948

CAP: 8.11%
Price PSF: \$222.16
Lot Size: 14,810 SF



2

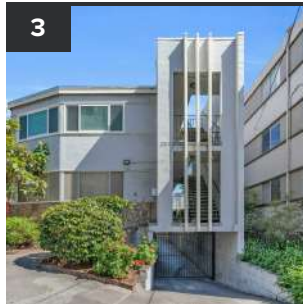
621 E 21st St

Oakland, CA 94606

Sale Price: \$860,000
CAP: 6.58%
Price PSF: \$162.57
Lot Size: 5,001 SF

GRM: 9.58
Price / Unit: \$172,000
Building SF: 5,290 SF

Closed: 01/02/2026
No. Units: 5
Year Built: 1921



3

262 Hanover Ave

Oakland, CA 94606

Sale Price: \$1,472,000
Price / Unit: \$245,333
Building SF: 4,656 SF

Closed: 12/22/2025
No. Units: 6
Year Built: 1962

CAP: 5.65%
Price PSF: \$316.15
Lot Size: 4,356 SF



Sale Comparables



4

2501 7th Ave

2501 7th Ave | Oakland, CA 94606

Sale Price:	\$1,750,000	Closed:	10/25/2025	CAP:	7.14%
Price / Unit:	\$125,000	No. Units:	14	Price PSF:	\$146.25
Building SF:	11,966 SF	Year Built:	1965		

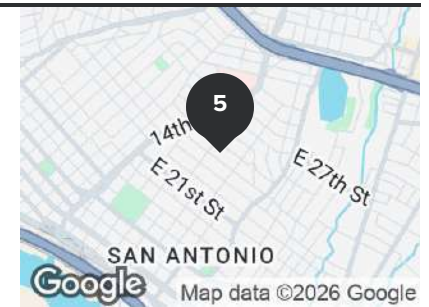


5

1944 E 24th St

Oakland, CA 94606

Sale Price:	\$955,000	GRM:	7.10	Closed:	11/12/2025
CAP:	8.58%	Price / Unit:	\$191,000	No. Units:	5
Price PSF:	\$274.43	Building SF:	3,480 SF	Year Built:	1945
Lot Size:	7,350 SF				

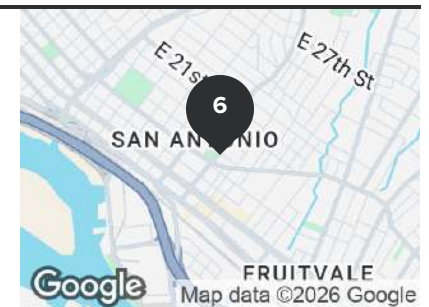


6

1634-1638 23rd Ave

Oakland, CA 94606

Sale Price:	\$680,000	GRM:	6.42	Closed:	03/31/2025
CAP:	8.16%	Price / Unit:	\$97,142	No. Units:	7
Price PSF:	\$230.51	Building SF:	2,950 SF	Year Built:	1924
Lot Size:	7,405 SF				



Sale Comparables

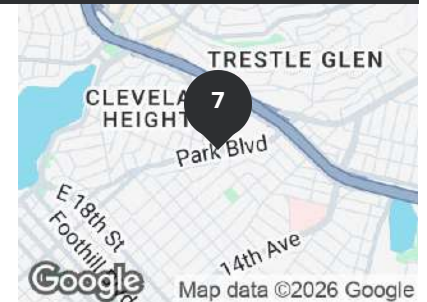


2820 Park Blvd
Oakland, CA 94606

Sale Price: \$3,250,000
CAP: 8.43%
Price PSF: \$153.55
Lot Size: 12,197 SF

GRM: 7.23
Price / Unit: \$147,727
Building SF: 21,166 SF

Closed: 10/09/2025
No. Units: 22
Year Built: 1964



An aerial photograph of a residential neighborhood, likely San Francisco, showing a row of multi-story houses with varied architectural styles and colors. A street with several cars is visible in the foreground. The background shows a hazy cityscape and hills.

SECTION 5

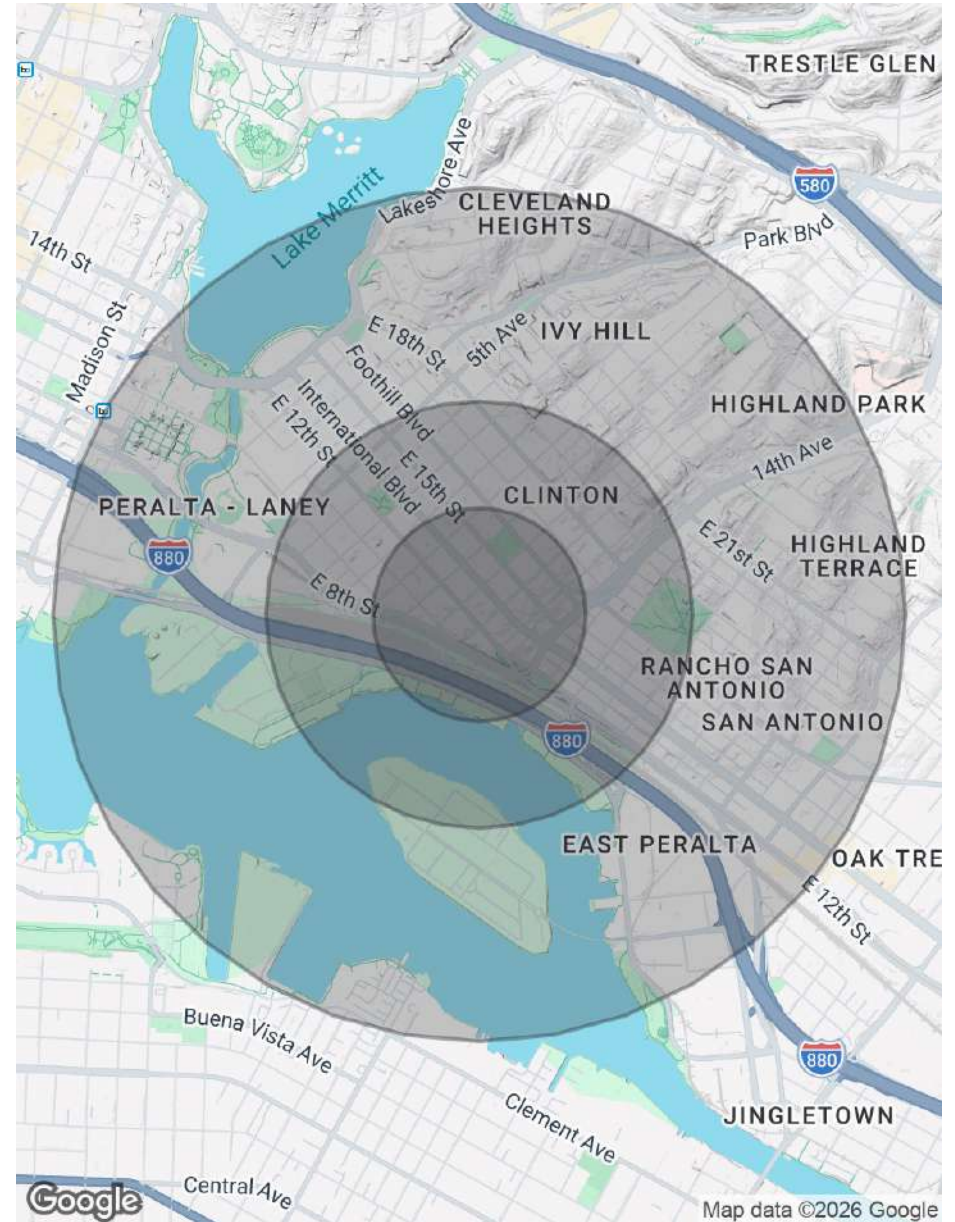
Demographics

Demographics Map & Report

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	2,264	9,991	38,412
Average Age	43.5	40.2	38.5
Average Age (Male)	49.0	42.6	39.4
Average Age (Female)	39.9	38.0	38.0

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	818	3,714	15,622
# of Persons per HH	2.8	2.7	2.5
Average HH Income	\$97,872	\$96,998	\$107,180
Average House Value	\$350,378	\$527,745	\$798,501

2023 American Community Survey (ACS)





NAI Northern California
GLOBAL REACH. LOCAL EXPERTISE.

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