



1718 ALAMEDA AVENUE

ALAMEDA, CA | 6-UNIT VALUE-ADD OPPORTUNITY

INVESTMENT PRO FORMA



LIST PRICE
\$1,499,000

OCCUPANCY
3 / 6 (50%)

MONTHLY RENT
\$9,025

NOI
\$75,412.56

CAP RATE
5.03%

UNIT MIX & RENT SCHEDULE

UNIT	TYPE	STATUS	CURRENT / PRO FORMA	MARKET RENT	MONTHLY UPSIDE
A	Studio	Occupied	\$540	\$1,995	\$1,455
B	2 Bed / 1 Bath	Occupied	\$1,000	\$1,995	\$995
C	1 Bed / 1 Bath	Occupied	\$1,500	\$1,995	\$495
D	Jr. 1 Bed / 1 Bath	Vacant	\$1,995*	\$1,995	\$0
E	Jr. 1 Bed / 1 Bath	Vacant	\$1,995*	\$1,995	\$0
F	Jr. 1 Bed / 1 Bath	Vacant	\$1,995*	\$1,995	\$0
TOTAL	6 Units	3 Occupied / 3 Vacant	\$9,025	\$11,970	\$2,945

* Vacant Units D, E and F are shown at the requested \$1,995 market rent in the Current / Pro Forma column.

2025 OPERATING EXPENSES & INCOME ANALYSIS

EXPENSE	ANNUAL	MONTHLY
Property Taxes (est.)	\$18,177.37	\$1,514.78
Insurance	\$8,290.64	\$690.89
Water	\$2,584.40	\$215.37
Trash	\$1,936.30	\$161.36
City Rent Board Fees	\$1,020.00	\$85.00
Electricity / House Meter	\$878.73	\$73.23
TOTAL OPERATING EXPENSES	\$32,887.44	\$2,740.62

INCOME ANALYSIS	PRO FORMA	FULL MARKET
Monthly Gross Rent	\$9,025.00	\$11,970.00
Annual Gross Rent	\$108,300.00	\$143,640.00
Less: Operating Expenses	(\$32,887.44)	(\$32,887.44)
NET OPERATING INCOME	\$75,412.56	\$110,752.56
CAP RATE	5.03%	7.39%

PROPERTY HIGHLIGHTS

4,559 SF building | 6,750 SF flat lot | Full-size basement | 3 units delivered vacant | Potential ADU opportunity*

Property tax estimate is based on the \$1,499,000 list price and an estimated 1.2127% tax rate. Owner-paid expenses shown are based on the 2025 owner's ledger and include water, trash, insurance, electricity/house meter and City Rent Board fees. No vacancy, management, repairs, reserves, financing or other expenses are included.

Information is deemed reliable but not guaranteed. Buyer should independently verify rents, expenses, square footage, unit configuration, tax rate, development potential and all other information. ADU potential is subject to buyer investigation and City approval.



JASON PUGAO

REALTOR® | DRE LICENSE #01908325

510.472.6916

jason@thejpregroup.com

