OFFERING MEMORANDUM

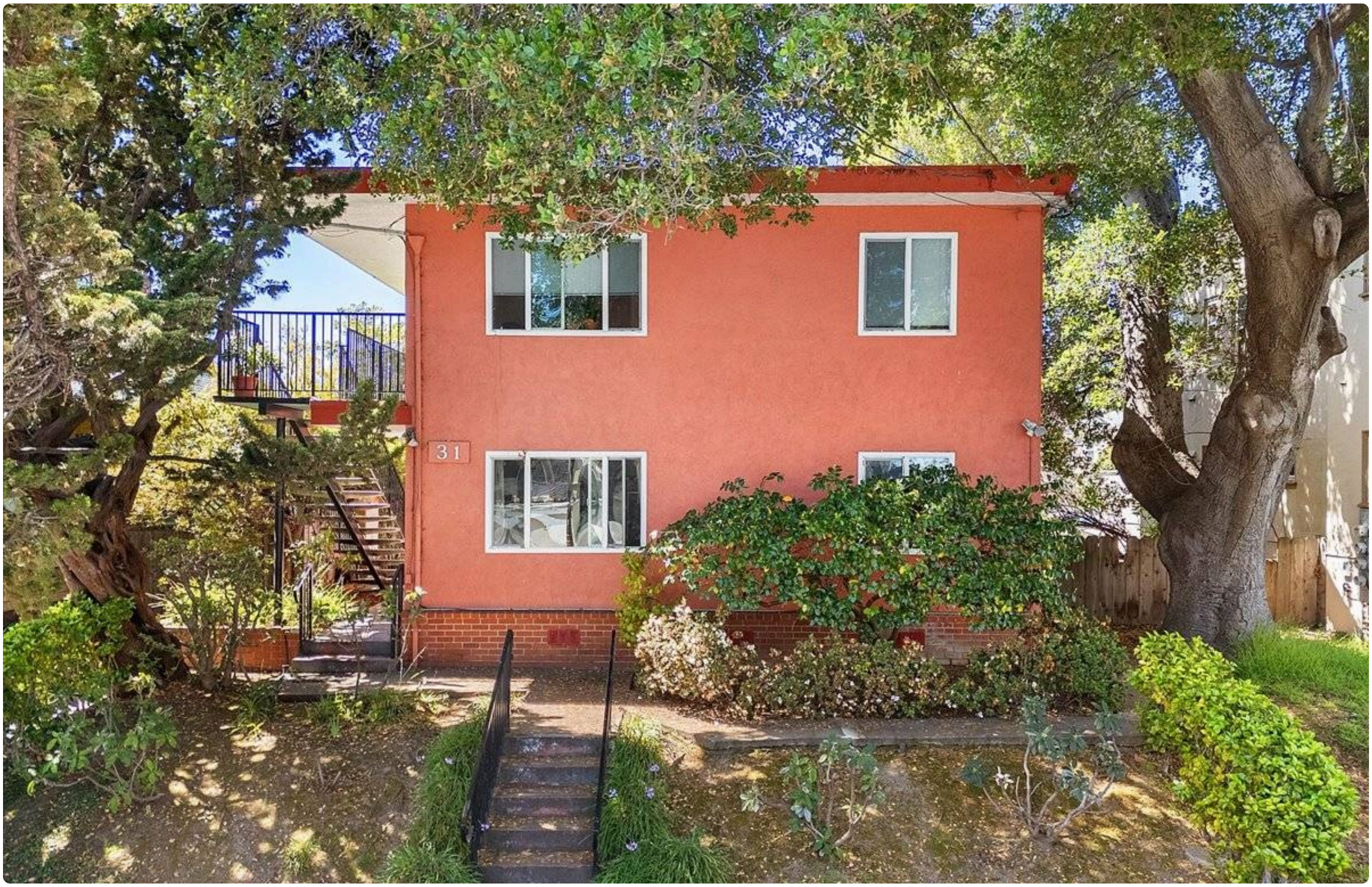
31 Croxton Avenue

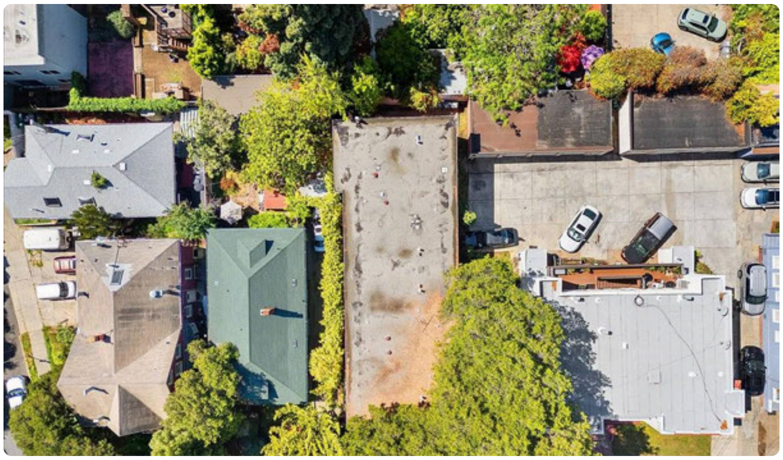
Oakland, CA 94611 | 8-Unit Multifamily

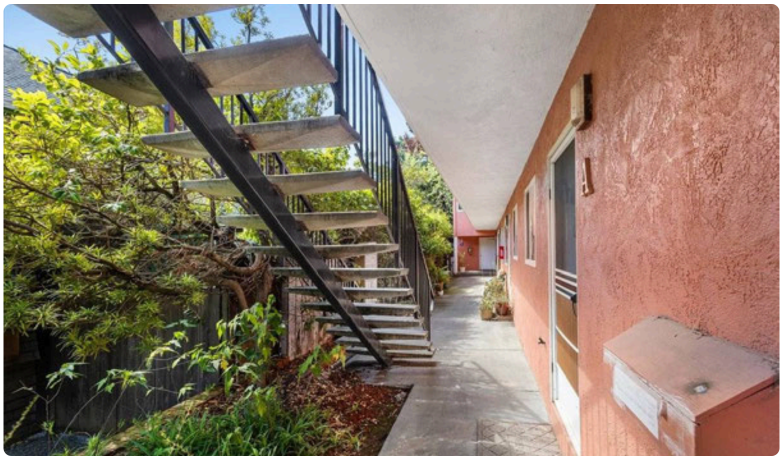
$1,625,000

6.44% CAP | 9.81 GRM | 8 Units

Bos GROUP







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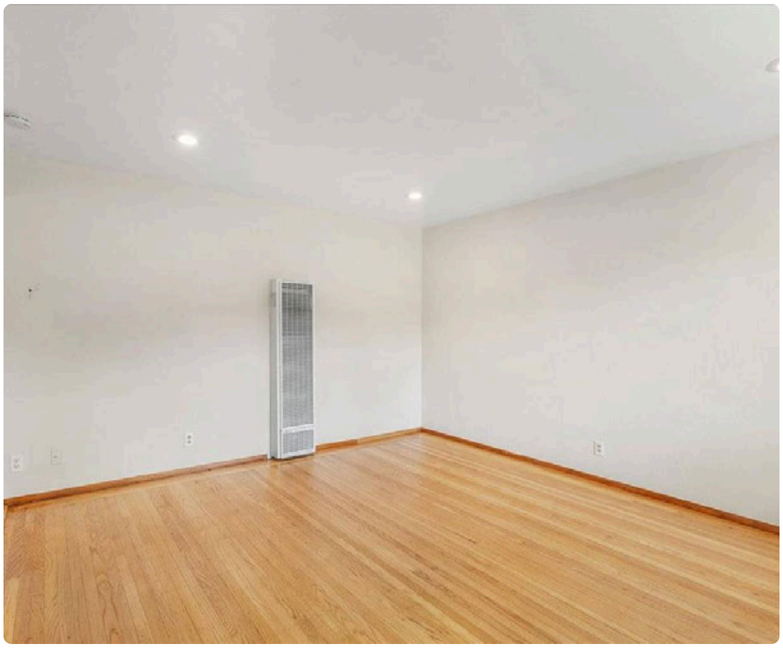
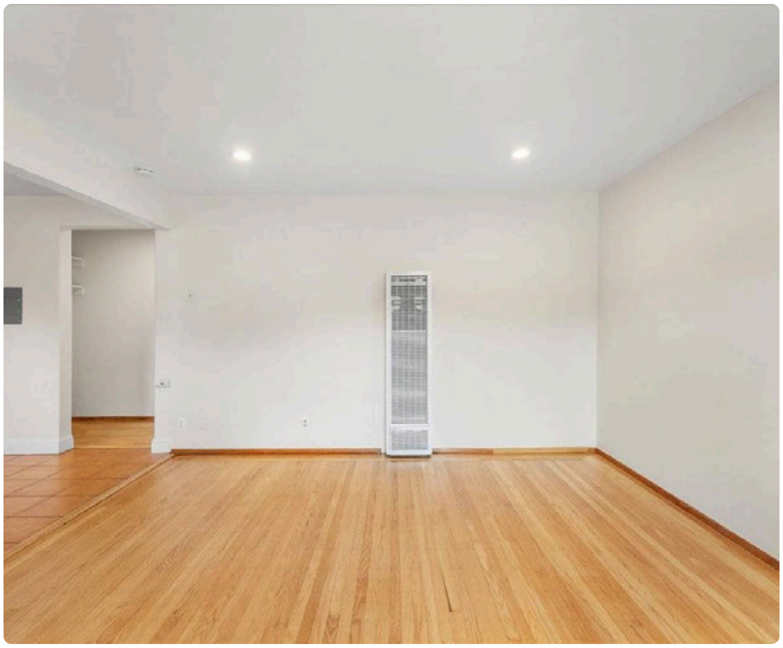

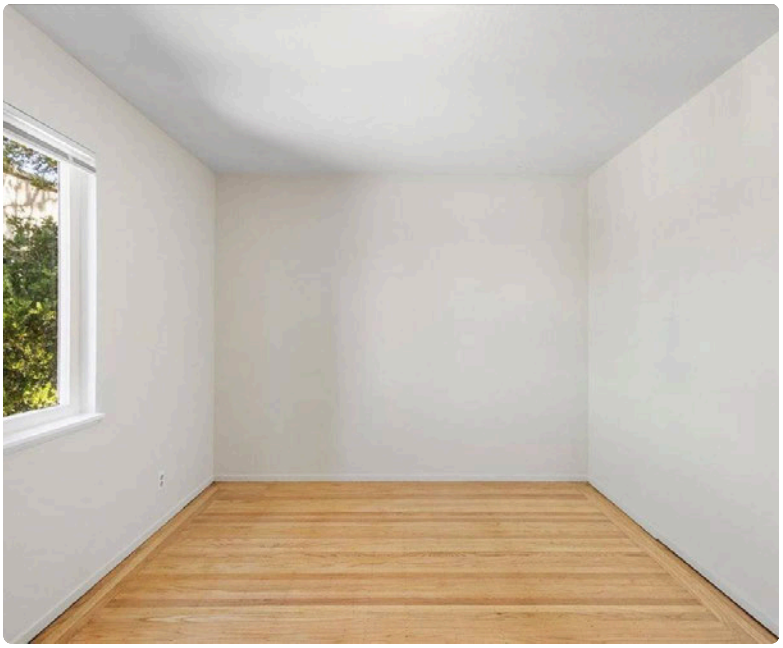
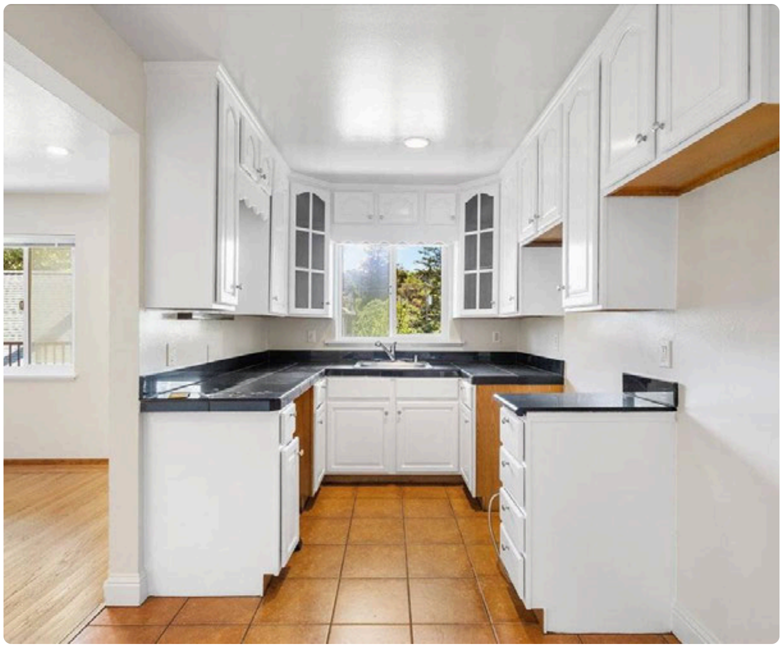
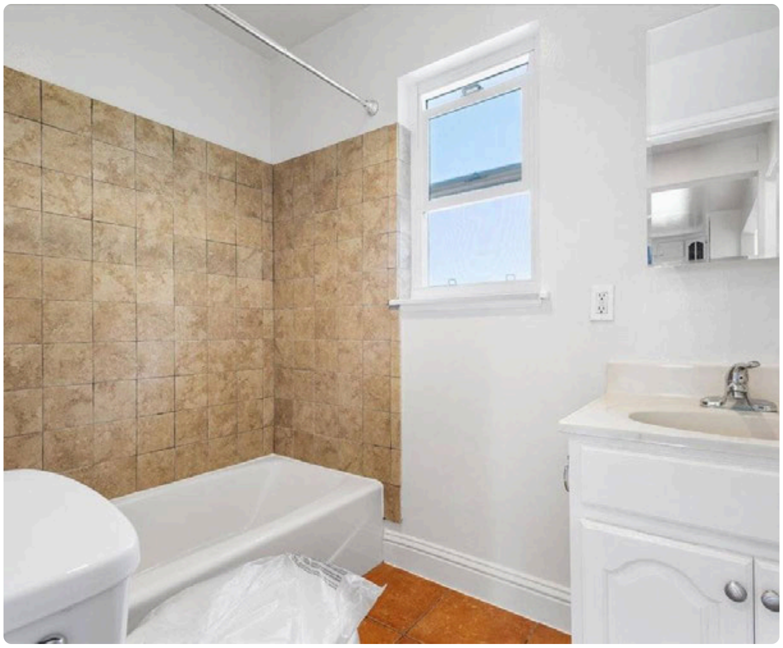

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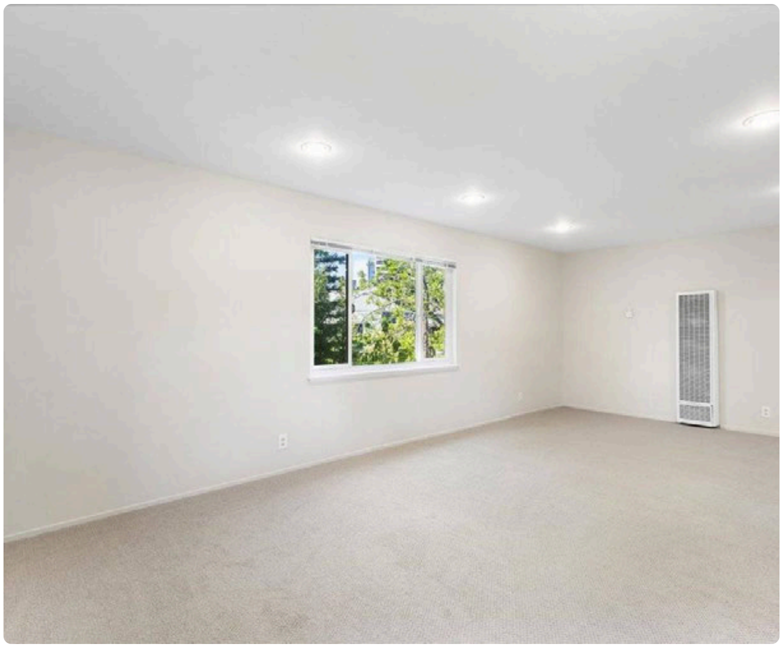
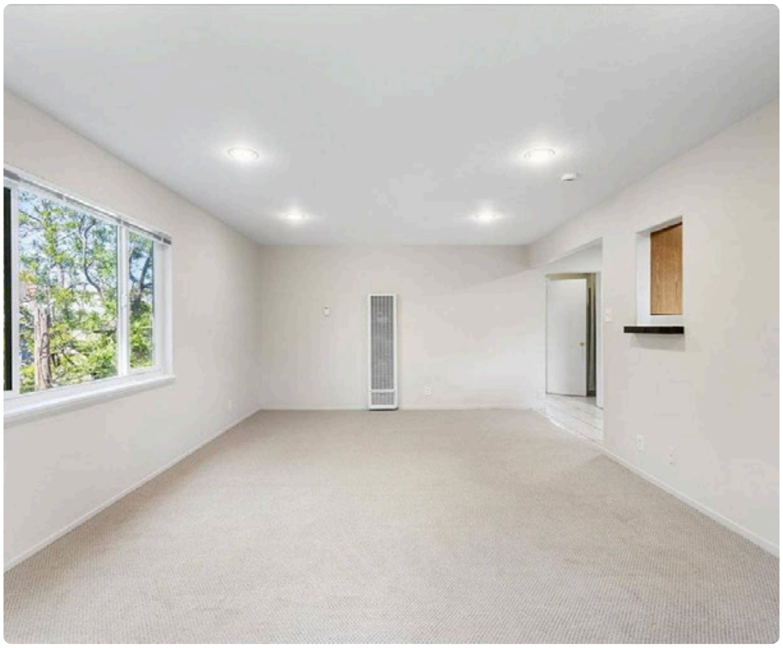
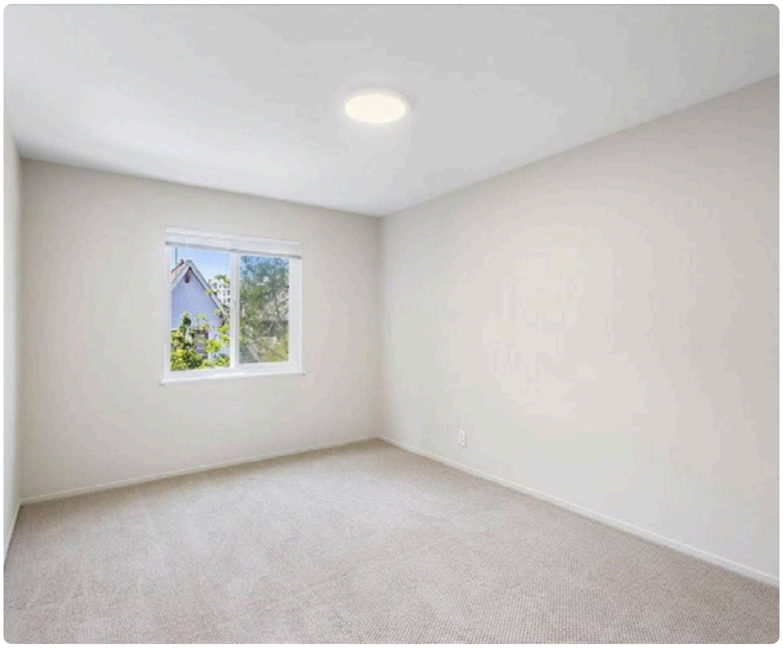
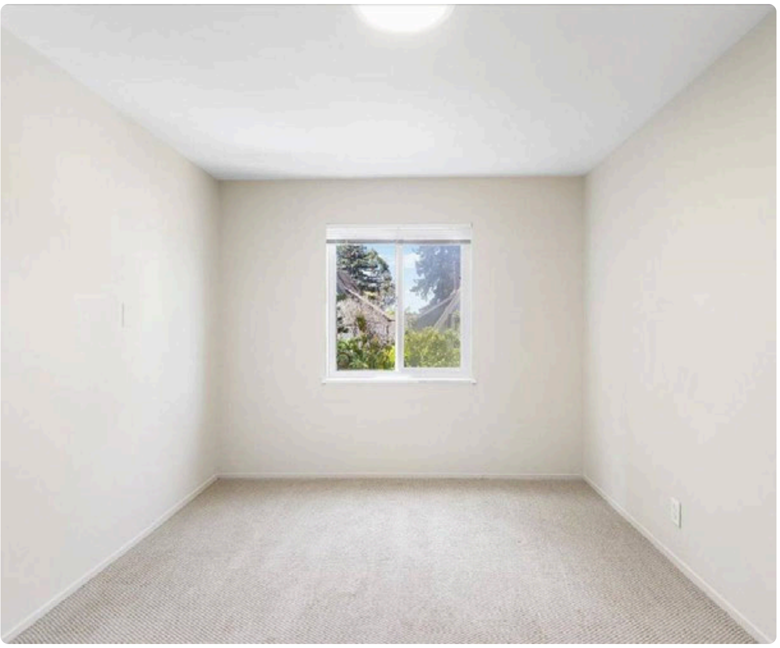

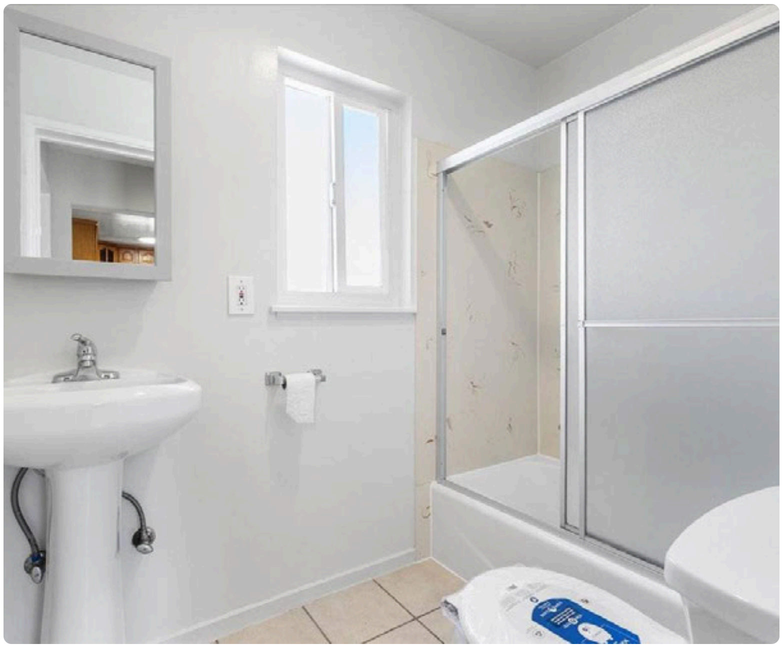

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Property Summary

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 $13,238.

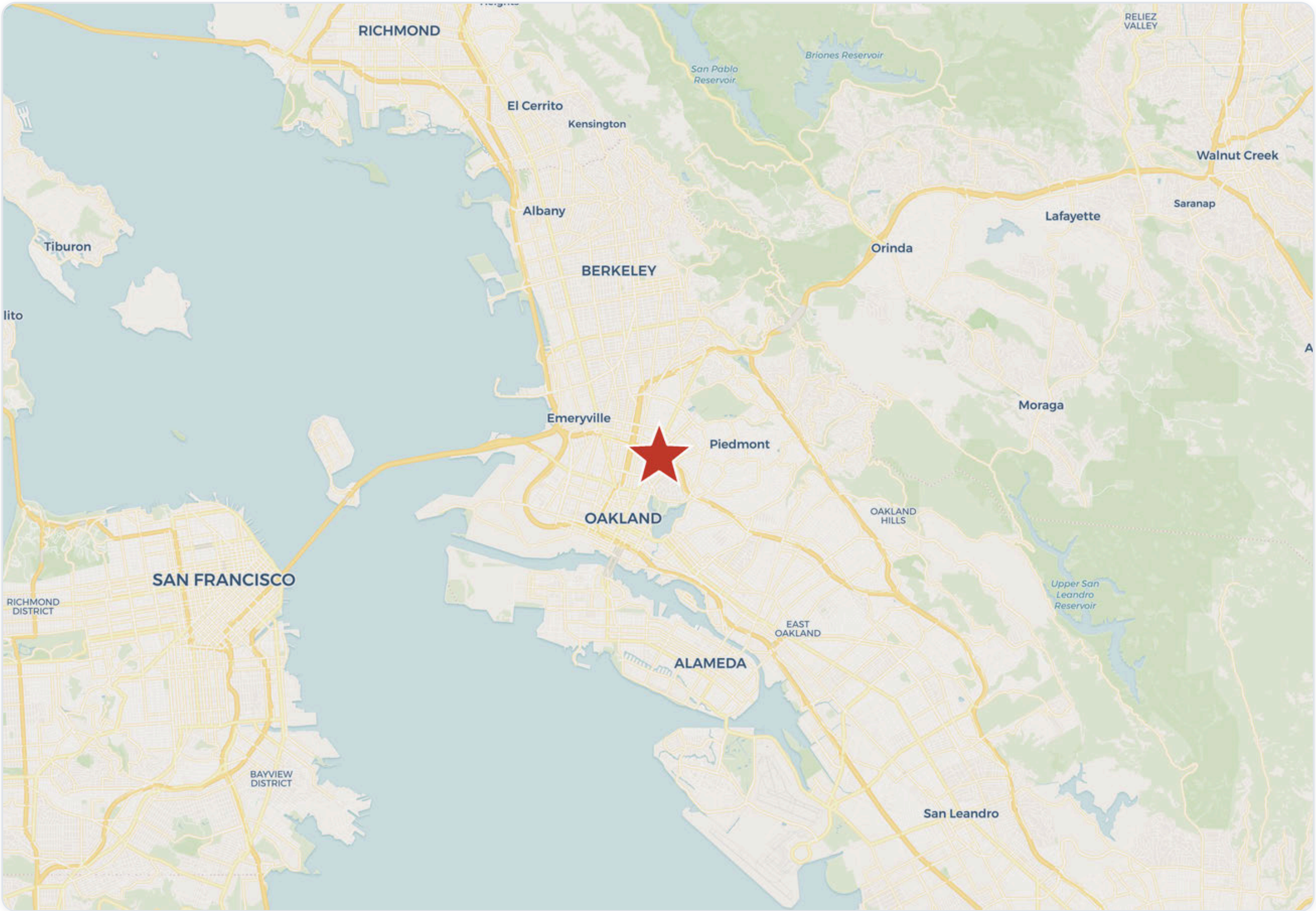
6.44%	9.81	23.9%	$203,125	$350
CAP RATE	GRM	UPSIDE	PRICE / UNIT	PRICE / SF

INVESTMENT HIGHLIGHTS

- List price $1,625,000 | 35% down -$569K
- 6.44% CAP rate | 9.81 GRM on current income
- 23.9% rent upside | $13,238/mo to $16,400/mo at market
- 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**
Down payment (35%)	$568,750
Number of units	8
Price / unit	$203,125
Square feet	4,640
Cost / sq. foot	$350
CAP - Current	6.44%
CAP Rate - Pro Forma	8.43%
GRM - Current	9.81
GRM - Pro Forma	7.98
Year built	1957
Lot size	4,800 SF

First loan	$1,056,250
Interest rate (5yr fixed)	6.10%
Amortization	30 years
Monthly payment	$6,401
Annual debt service	$76,810
Debt coverage ratio (DSCR)	1.36

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	$1,850	$2,050	08/2026
B	1BR	$1,273	$2,050	08/2009
C	1BR	$1,141	$2,050	06/1996
D	1BR	$1,875	$2,050	08/2026
E	1BR	$1,881	$2,050	07/2025
F	1BR	$1,314	$2,050	01/2013
G	1BR	$1,852	$2,050	08/2026
H	1BR	$2,052	$2,050	06/2026
Monthly Total		$13,238	$16,400	
Annual Total		$158,856	$196,800	

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	0	$1,655	$2,050	23.9%	100%
Total	8	0	$13,238	$16,400	23.9%	100%
Average		0.0%	$1,655	$2,050		

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***	$337 /unit	$2,698	$3,156
Total expenses	$7,019 /unit	$56,151	$56,610
% of EGI		34.92%	29.23%

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

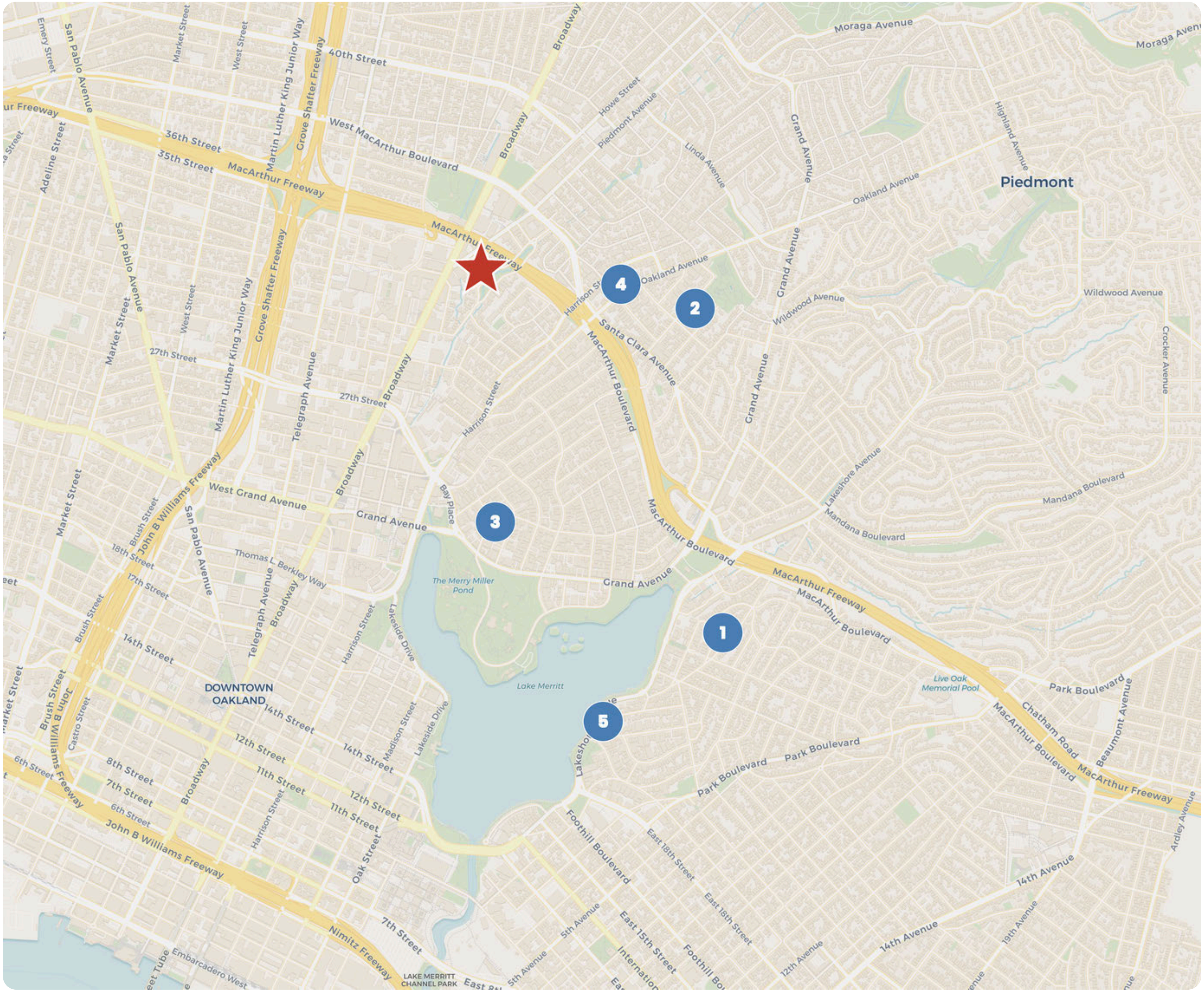
ANNUALIZED OPERATING DATA		CURRENT		PRO FORMA
Potential gross rent		$196,800		$196,800
Loss to lease	23.89%	($37,944)		$0
Scheduled rental income		$158,856		$196,800
Other income		$5,274		$5,274
Laundry income		$1,440		$1,440
Scheduled gross income		$165,570		$203,514
Less vacancy rate	3.00%	($4,766)	5.00%	($9,840)
Effective gross income		$160,804		$193,674
Less expenses		($56,151)		($56,610)
Net operating income		$104,653		$137,064
Debt service		($76,810)		($76,810)
Net cash flow after debt service	4.90%	$27,843	10.59%	$60,254
Loan principal reduction		$12,731		$12,731
Total investment return	7.13%	$40,574	12.83%	$72,985

** 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	9.81	6.44%	$203,125	$350



Exclusively Listed By

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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.

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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.

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