

1527 8th Street - 5 Units

Alameda, CA 94501


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MANAGEMENT
CORPORATION



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OFFERING SUMMARY

Sale Price	\$1,575,000
Price/Unit	\$315,000
Building size	3,140 sq.ft.
Lot size	5,600 sq.ft.
Price / sq.ft.	\$501.59
In-Place Cap Rate	4.33%
In-Place GRM	13.96
In-Place NOI	\$68,176
Cap Rate at Market Rents	5.68%
GRM at Market Rents	111.72
Year Built	1912



Rare 5-unit investment opportunity in Alameda's West End. Just steps from the Webster Street corridor, 1527 8th Street is a meticulously maintained asset featuring a main building with 4 bright units, plus a secluded rear cottage, all centering around green courtyard gardens. A stone's throw from artisanal coffee, local breweries, Crown Beach, and the SF Bay Ferry, the subject property is a premier "walker's Paradise" investment in one of the Bay Area's most desirable rental markets.

OPPORTUNITY OVERVIEW

1527 8th Street, Alameda, CA offers discerning buyers the chance to own a stable multifamily asset in a coveted location, just two-blocks from the vibrant amenities of Webster Street.

Astute investors will appreciate not only the superb location, but also the low historical vacancy, minimal maintenance requirements, embedded rental upside available upon tenant turnover, and robust overall appreciation potential.

The property is comprised of a 0.13-acre parcel with original building construction dating to 1912. The architectural detail and period style is reflective of the boom times on the island during that era.

Residents enjoy a generous and attractive common area garden space at the middle of the parcel. The main building also includes a spacious basement area with bike parking for tenants, two large storage areas, and a coin operated laundry machine and dryer. There is also a private enclosed garage which beckons for a potential future owner-occupant.

The unit mix consists of one (1) studio; two (2) one-bedroom one-bath apartments; one (1) two-bedroom one-bath apartment; plus a free-standing one-bedroom one-bath cottage featuring its own generous secluded garden area at the rear of the property.

Each unit is separately metered for gas and electricity, with the owner responsible only for common area electricity, water, and refuse services.

Numerous improvements have been completed over the years, including high-end interior renovations. The kitchens and bathrooms in several units were updated with custom cabinetry, countertops, and built-ins. The rear cottage was completely renovated in 2022, including updated kitchen and bath.

With immediate proximity to the core of Webster Street, a vast assortment of cafés, restaurants and shopping options await residents just blocks from the property. Surrounded by quiet single family homes, the complex also affords convenient access to nearby Washington Park, Crown Memorial State Beach, and Crab Cove.

RENT ROLL

UNIT	STATUS	BED	BATH	SIZE SF (EST.)	CURRENT RENT	RENT / SF	MARKET RENT (EST.)	MARKET RENT / SF	LEASE START	LAST RENT INCREASE
A	rented	0	1	475 SF	\$ 759	\$1.60	\$1,600	\$3.37	4/1/1999	6/1/2026
B + garage	rented	2	1	915 SF	\$2,984	\$3.26	\$3,000	\$3.28	3/1/2021	6/1/2026
C	rented	1	1	550 SF	\$1,812	\$3.29	\$2,000	\$3.64	9/5/2024	1/1/2026
D	rented	1	1	550 SF	\$1,370	\$2.49	\$2,000	\$3.64	3/1/2020	6/1/2026
E	rented	1	1	650 SF	\$2,475	\$3.81	\$2,500	\$4.00	3/1/2025	3/1/2026
TOTALS		5	5	3,140 SF	\$9,400					
AVERAGES				628 SF	\$1,880	\$2.99				

PROPERTY PHOTOS

(Main Building)



PROPERTY PHOTOS

(Main Building)

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PROPERTY PHOTOS

(Main Building)



PROPERTY PHOTOS

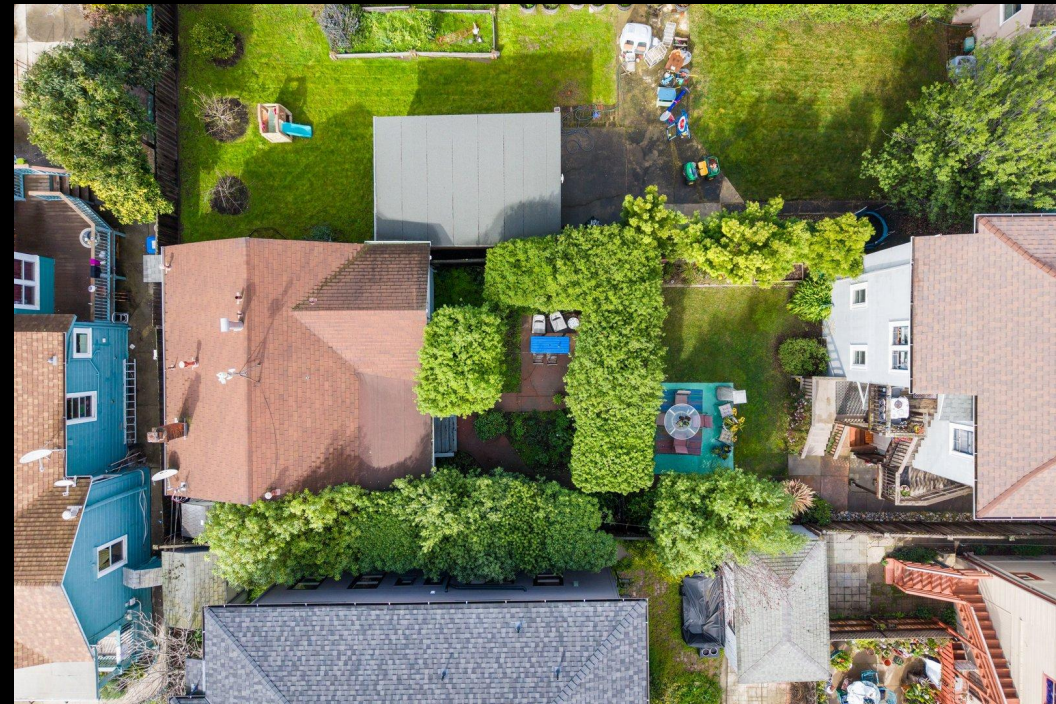
(Main Building)



PROPERTY PHOTOS

(Cottage)

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PROPERTY PHOTOS

(Cottage)



Recent Cottage Upgrades:

- Bathroom renovation (December 2022)
 - New tile flooring, cabinetry, bathtub
- Kitchen renovation (December 2022)
 - New cabinetry, flooring, sink, dishwasher, refrigerator, electric range
- Electrical system modernization (October 2022)
 - Replaced all knob and tube wiring, installed new main and sub panels, all new light fixtures
- Complete repaint of interior and exterior (December 2022)
- New water heater with earthquake strapping (February 2026)



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INVESTING IN ALAMEDA

Alameda offers investors a remarkable combination of structural supply scarcity and economic resiliency.

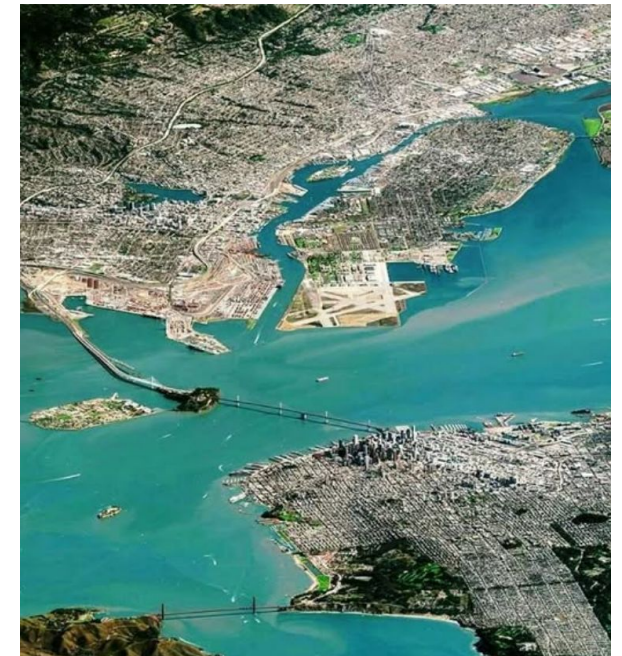
As a geographically constrained island with high barriers to entry and highly affluent demographics, Alameda embodies the ideally stable, high-demand rental environment.

The island has historically seen consistently high appreciation and rent growth, with lower volatility in rents compared to neighboring East Bay cities.

The local rental market is driven by "lifestyle retention," where proximity to top-tier schools, Webster Street retail, and regional gems like Crown Memorial State Beach keeps vacancy rates low and tenant tenure high.

Inventory levels on the island remain historically tight as of 2026, and Alameda continues to embody a prime "flight to quality" rental investment market.

	Alameda (Island)	East Bay Average
Median Home Value	\$1.1M+	\$920K
Median Household Income	\$138K	\$102K
Rental Inventory Supply	<0.5 Months	~1.5 Months
Proportion of Renters	51% Renters	43% Renters
Historical Annualized Appreciation	5.20%	3.80%



Data Sources: Median Home Price: Redfin Real Estate Market Trends (Jan/Feb 2026); Median HH Income: U.S. Census Bureau via World Population Review (2026 Estimates); Months of Supply: Ascend Real Estate "East Bay Housing Update" (Feb 2026); Renter Population: Yardi Matrix/RentCafe (Feb 2026 Demographic Report)

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