OFFERING MEMORANDUM

3257 Delaware St

Oakland, CA 94602 | 5-Unit Multifamily

$1,325,000

6.49% CAP · 9.94 GRM

Bos GROUP

Executive Summary

3257 Delaware St
Oakland, CA 94602

Built in 1955 and held at full occupancy, 3257 Delaware St offers 4,068 rentable square feet on a 5,756 square foot lot. In place rents sit 12.93% below market, so a buyer moves from a 6.49% return today to 7.74% pro forma on lease rollover alone, with no capital plan required.

INVESTMENT HIGHLIGHTS

- 5-unit mix: two 2BR, two 1BR & an oversized 3BR/2BA
- Dimond District | 89 Walk Score | I-580 access near BART
- Off-street parking (1:1)
- Separately metered gas and electric

PRICING

LIST PRICE	PRICE / UNIT	PRICE / SF
$1,325,000	$265,000	$326

PROPERTY

UNITS	BUILDING SF	YEAR BUILT
5	4,068	1955

RETURNS

	CAP RATE	GRM	CASH-ON-CASH
CURRENT	6.49%	9.94	5.04%
PRO FORMA	7.74%	8.63	8.61%

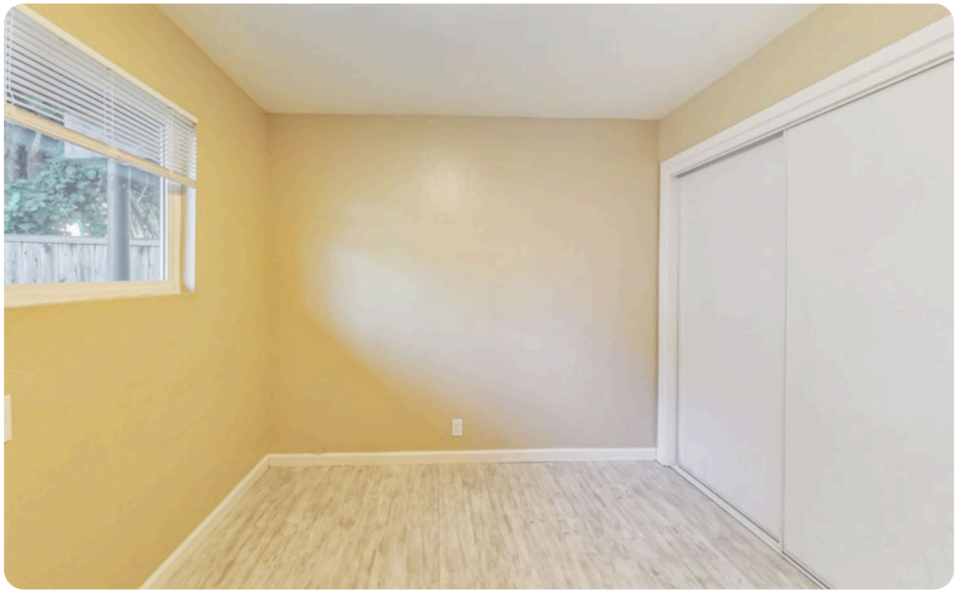
UNIT MIX

UNIT TYPE	NO. OF UNITS	% OF TOTAL	AVG CURRENT	AVG MARKET
1x1	2	40%	$1,617	$2,150
2x1	2	40%	$2,465	$2,550
3x2	1	20%	$2,950	$3,150
Total / Average	**5**	**100%**	**$2,223**	**$2,510**

Property Photos

Photographs may be digitally enhanced and may not reflect the exact current condition of the property. Buyers should conduct their own inspection.

Property Photos

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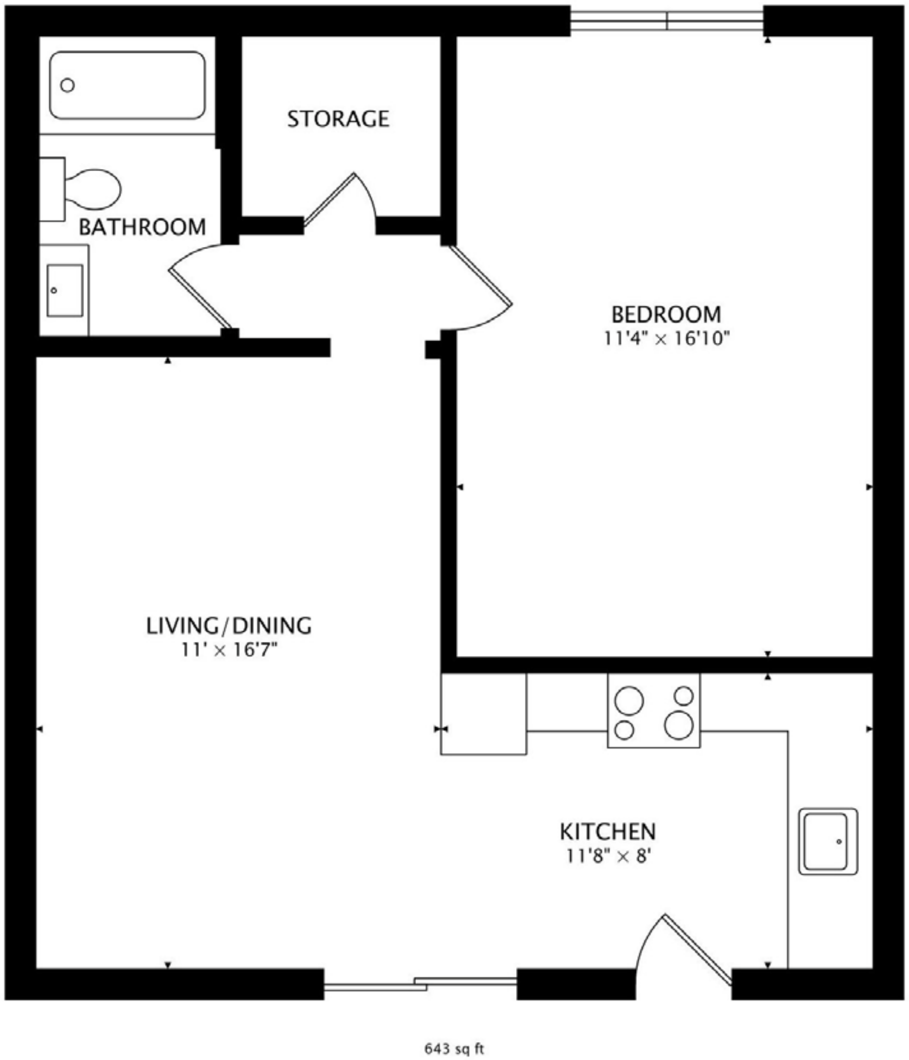
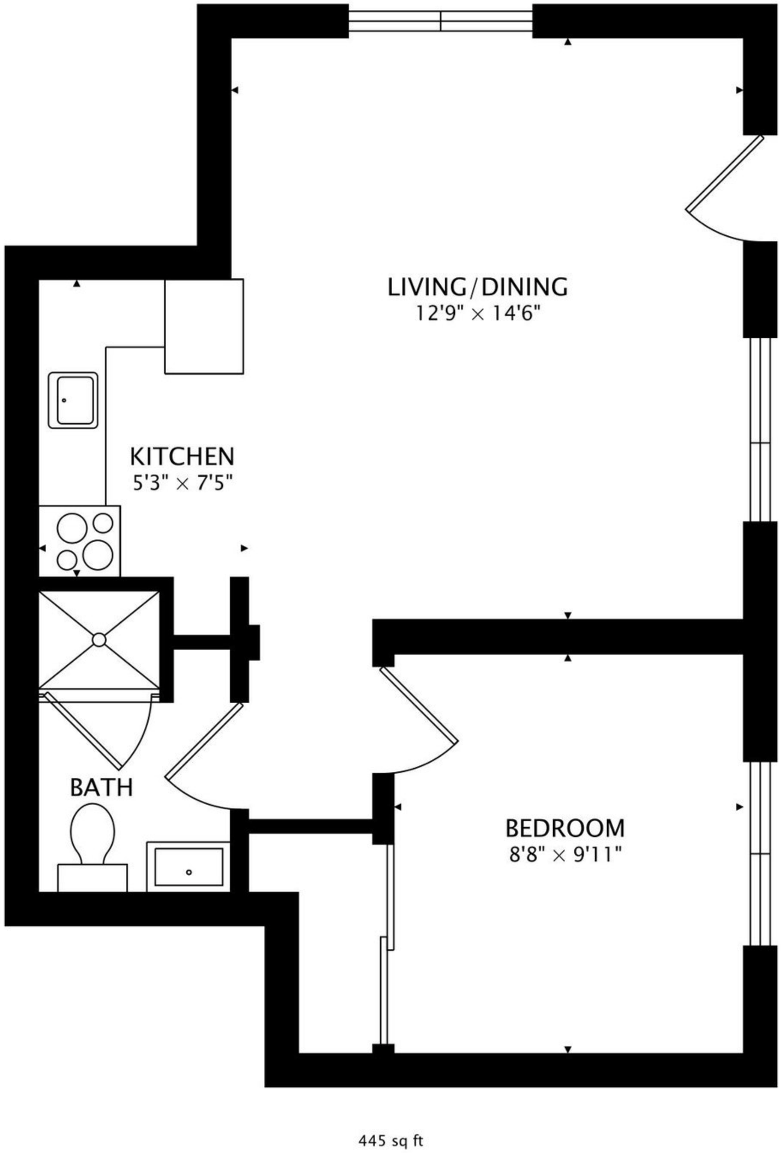
Floor Plans

3257 Delaware St
Oakland, CA 94602





Floor plans are approximate and provided for reference only. Dimensions and layouts are not to scale. Buyer to verify.

Property Details

3257 Delaware St
Oakland, CA 94602

GENERAL

Year built	**1955**
Net rentable SF	**4,068 SF**
Lot size	**5,756 SF**
Number of stories	**2**
Zoning	**RM-3**

UTILITY METERING

Gas	**Separately Metered**
Electric	**Separately Metered**
Water	**Master Metered**
Trash	**Owner Paid**

CONSTRUCTION

Structural frame	**Wood Frame**
Foundation	**Concrete**
Exterior walls	**Stucco**
Roof type / material	**Flat**
Seismic retrofit	**Compliant**

SITE

Parking	**Surface Parking - 5 Spots**

Information herein is deemed reliable but not guaranteed. Buyer to verify all information independently.

Location, Neighborhood & Market

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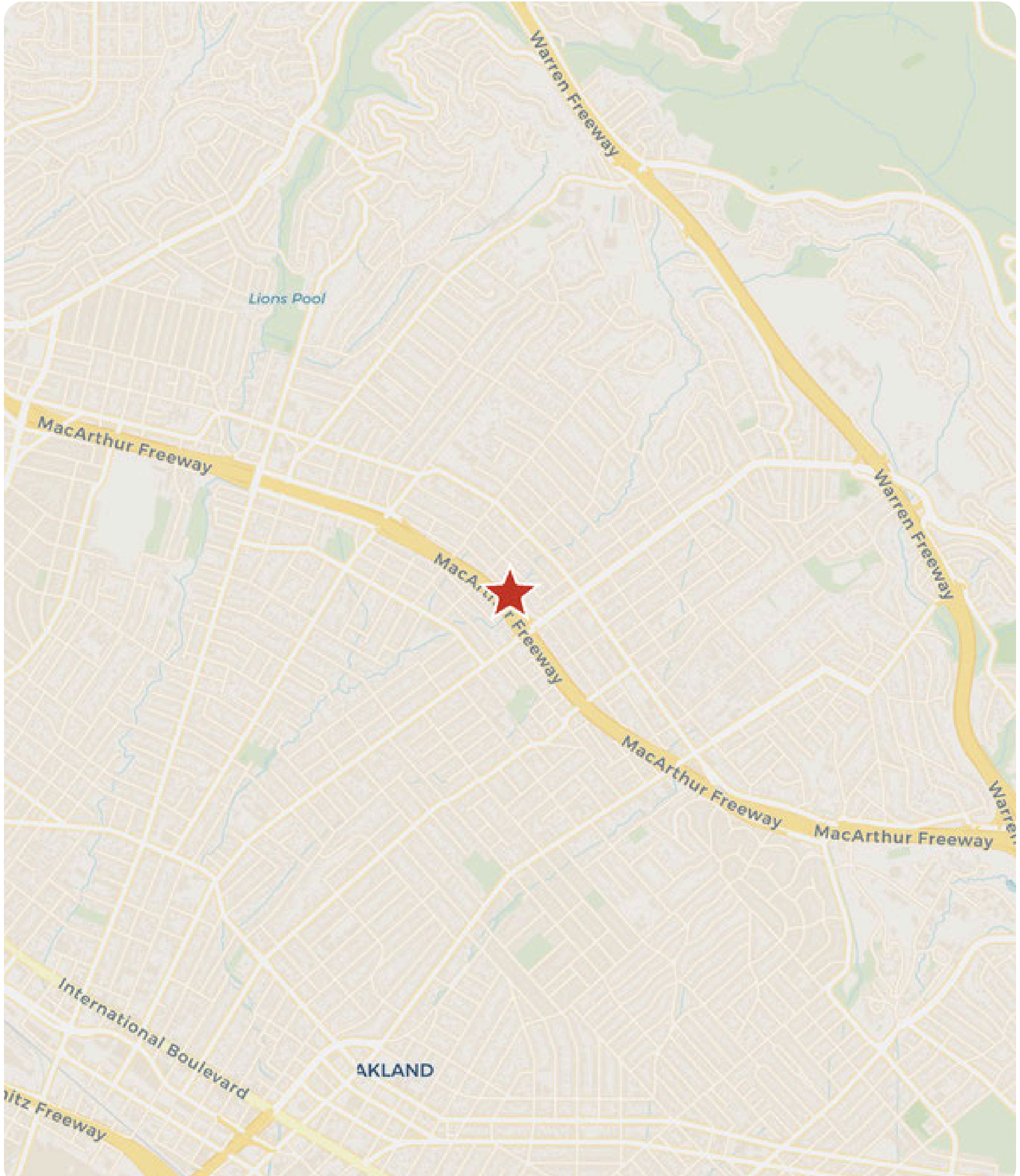
Oakland, CA 94602



POPULATION	
94602	**31,759**
Oakland	443,575

MEDIAN HOUSEHOLD INCOME	
94602	**$122,263**
Oakland	$102,235

PERSONS PER HOUSEHOLD	
94602	**2.5**
Oakland	2.3

BACHELOR'S DEGREE OR HIGHER	
94602	**59.1%**
Oakland	51.4%

MEDIAN OWNER OCCUPIED VALUE	
94602	**$1,129,500**
Oakland	$884,000

MOVED IN THE PAST YEAR	
94602	**10.6%**
Oakland	13.1%

THE LOCATION

The Dimond District sits along the MacArthur Blvd corridor in the Oakland foothills, immediately above the I-580 interchange. It is a predominantly residential pocket of pre and post war housing anchored by a walkable retail strip. Household incomes in 94602 run roughly 20% above the Oakland citywide median.

NEARBY ANCHORS

Laurel District retail, MacArthur Blvd	**0.5 mi**
Farmer Joe's Marketplace	**0.8 mi**
Dimond Park	**1.0 mi**
Highland Hospital	**1.5 mi**
Fruitvale BART Station	**1.7 mi**

American Community Survey via Census Reporter. 94602 figures are 2020 to 2024 5-year estimates; Oakland figures are 2024 1-year estimates. A 5-year estimate averages five years of data, so the 94602 vintage has an effective midpoint around mid 2022. ZIP codes under 65,000 population are published only as 5-year estimates. Anchor distances are straight line from the subject parcel, computed from Google Places coordinates, and are shorter than the driving route.

Investment Summary

3257 Delaware St
Oakland, CA 94602

PROPERTY STATS

List Price	$1,325,000
Price / Unit	$265,000
Price / SF	$326
Down Payment	$463,750
Units	5
Building SF	4,068
Lot Size	5,756 SF
Year Built	1955

RETURNS

	CURRENT	PRO FORMA
Cap Rate	6.49%	7.74%
GRM	9.94	8.63
NOI	$86,020	$102,543
Cash Flow	$23,390	$39,913
CoC Return	5.04%	8.61%
Total Return w/ Principal Paydown	$33,770	$50,294
Total Return %	7.28%	10.85%

FINANCING

First Loan	$861,250
Rate	6.10%
Amortization	30 years
Monthly Pmt	$5,219
Debt Service	$62,630
DSCR	1.37
LTV	65%
Down %	35%

Illustrative broker assumptions, not a lender quote or commitment. Buyer to obtain their own financing.

THE PROPERTY

Rent Roll

UNIT	UNIT TYPE	CURRENT RENT	MARKET RENT	MOVE-IN
1	2x1	$2,424	$2,550	-
2	2x1	$2,506	$2,550	-
3	3x2	$2,950	$3,150	-
4	1x1	$1,638	$2,150	-
5	1x1	$1,595	$2,150	-
Total		**$11,113**	**$12,550**	
Average		$2,223	$2,510	
Upside	**12.93%**			
Occupancy	**100%**			

UNIT MIX & RENT ROLL SUMMARY

UNIT TYPE	NO. OF UNITS	% OF TOTAL	AVG CURRENT	AVG MARKET
1x1	2	40%	$1,617	$2,150
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Operating Statement

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	CURRENT		PRO FORMA	
	TOTAL	PER UNIT	TOTAL	PER UNIT
INCOME				
Gross Potential Rent	$150,600	$30,120	$150,600	$30,120
Loss to Lease	$17,244	$3,449	$0	$0
Scheduled Rental Income	$133,356	$26,671	$150,600	$30,120
Parking Income	$0	$0	$3,000	$600
Scheduled Gross Income	$133,356	$26,671	$153,600	$30,720
Less Vacancy	$4,001	$800	$7,530	$1,506
Effective Gross Income	$129,355	$25,871	$146,070	$29,214
EXPENSES				
New Property Taxes	$16,932	$3,386	$16,932	$3,386
Special Assessments	$5,094	$1,019	$5,094	$1,019
Insurance	$5,500	$1,100	$5,500	$1,100
PG&E	$2,279	$456	$2,279	$456
Water	$3,978	$796	$3,978	$796
Trash	$3,406	$681	$3,406	$681
Repairs & Maintenance	$4,000	$800	$4,000	$800
Business Tax & Rent Board Fees	$2,147	$429	$2,338	$468
Total Operating Expenses 33.50% / 29.80% of EGI	$43,336	$8,667	$43,527	$8,705
NET OPERATING INCOME	$86,020	$17,204	$102,543	$20,509
Debt Service	$62,630	$12,526	$62,630	$12,526
Cash Flow After Debt Service	$23,390	$4,678	$39,913	$7,983

1. Operating data based on trailing 12 months and owner provided financials. Pro forma projections are estimates only.

2. Expenses based on owner provided financials and market estimates. Buyer to verify all expense information.

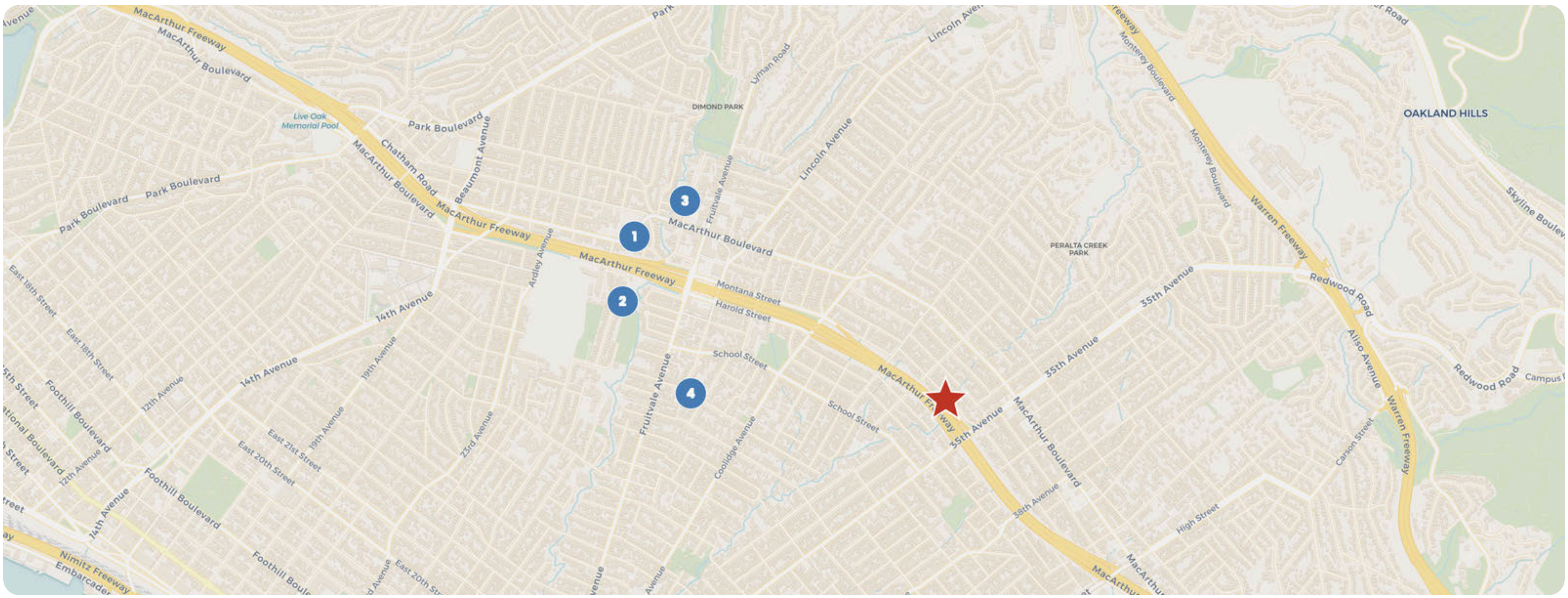
3. Any insurance figures shown are estimates and may not reflect current market rates. Prospective buyers should obtain their own insurance quote from a licensed broker.

4. Property tax figures shown are recalculated based on the asking price.

5. Debt service reflects illustrative financing assumptions prepared by the broker, not a lender quote or commitment. Buyers should obtain their own financing terms.

Sales Comparables

	SUBJECT 3257 Delaware St	COMP 1 2240-2242 Macarthur Blvd	COMP 2 3186 McKillop Rd	COMP 3 3541 Dimond Ave	COMP 4 2901-2907 Nicol Ave	AVERAGE Comp Average
SALE PRICE	$1,325,000	$2,400,000	$950,000	$1,600,000	$970,000	$1,480,000
DATE		06/2026	01/2026	12/2025	07/2025	
UNITS	5	18	5	13	8	11
CAP RATE	6.49%	-	7.84%	6.83%	6.49%	7.05%
GRM	9.94	9.50	-	7.99	7.37	8.29
PRICE / UNIT	$265,000	$133,333	$190,000	$123,077	$121,250	$141,915
PRICE / SF	$326	$170	$207	$207	$210	$198



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 multifamily 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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