



1905 Foothill Blvd

OAKLAND, CA 94606



The Mitchell Warren Team
NAINORCAL.COM

Kent Mitchell
Senior Vice President
kent@nainorcal.com
510.919.4919
CalDRE #01784628

Tim Warren
Senior Vice President
twarren@nainorcal.com
510.336.4719
CalDRE #02008347

Adam Beerl
Investment Advisor
abeeri@nainorcal.com
510.778.4141
CalDRE #02121953

Randell Silva
Senior Investment Advisor
rsilva@nainorcal.com
510.244.4667
CalDRE #02064884

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SECTION 1

Property Information

Executive Summary

SALE PRICE
\$1,725,000

BUILDING SIZE
6,631 SF

CAP RATE
6.93%

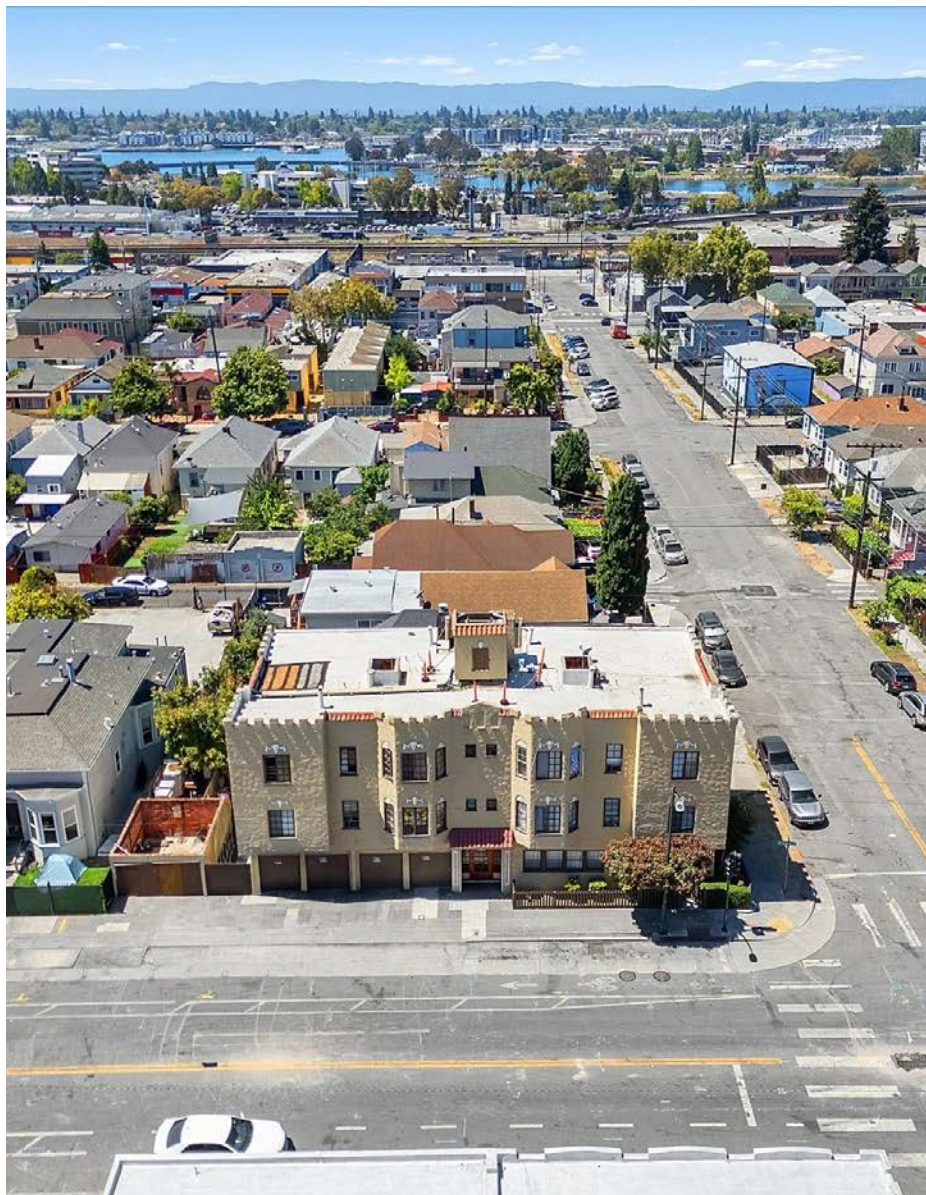
Other Details

Offering Price:	\$1,725,000
Price / Unit:	\$132,692
Price / SF:	\$260.14
Number of Units:	13
NOI:	\$119,606
Cap Rate:	6.93%
GRM:	7.94
Market Cap Rate:	8.65%
Market GRM:	6.97
Building Size:	6,631 SF
Lot Size:	3,500 SF
Year Built:	1932

Property Highlights

- 13-unit apartment community consisting of twelve (12) studio units and one (1) large 3-bedroom, 1-bath unit
- Classic Spanish/Mediterranean architecture with strong curb appeal, decorative parapets, large windows, and four (4) garage spaces
- Offered at \$132,692 per unit, generating an attractive 6.93% in-place cap rate
- Value-add opportunity through the continued mark-to-market of below-market rents
- Prime corner location at Foothill Boulevard and 19th Avenue in Oakland's San Antonio neighborhood
- Access to major employment centers, BART, and freeways, with close proximity to Lake Merritt, Downtown Oakland, shopping, dining, and everyday amenities

Property Description



Property Description

The Mitchell Warren Team is pleased to present 1905 Foothill Boulevard, a well-maintained 13-unit apartment community situated on the corner of Foothill Boulevard and 19th Avenue in Oakland's San Antonio neighborhood. Originally constructed in 1932, the approximately 6,631 SF property features a unit mix of twelve (12) studio units and one (1) large 3-bedroom, 1-bath unit and four (4) garage spaces. The property's distinctive Spanish/Mediterranean-inspired architecture, highlighted by decorative parapets and large windows, provides excellent curb appeal while maintaining the charm of a classic Oakland apartment building. The efficient studio layouts, combined with a larger owner's or family-sized unit, create a diversified income stream with additional upside through continued rent growth. Offered at \$132,692 per unit, the property generates an attractive 6.93% in-place cap rate with additional upside through the continued growth of below-market rents.

Location Description

Situated along Foothill Boulevard in Oakland's San Antonio neighborhood, the property benefits from convenient access to many of the East Bay's major employment centers. Residents enjoy close proximity to Lake Merritt, Downtown Oakland, Jack London Square, and numerous neighborhood restaurants, shops, and everyday conveniences. Commuters benefit from quick access to Interstate 580, Interstate 880, Highway 13, and nearby Fruitvale and Lake Merritt BART stations, providing easy connectivity throughout the Bay Area. The combination of excellent transportation access, nearby amenities, and a diverse surrounding residential base continues to support strong demand for both residential and commercial space in the area.

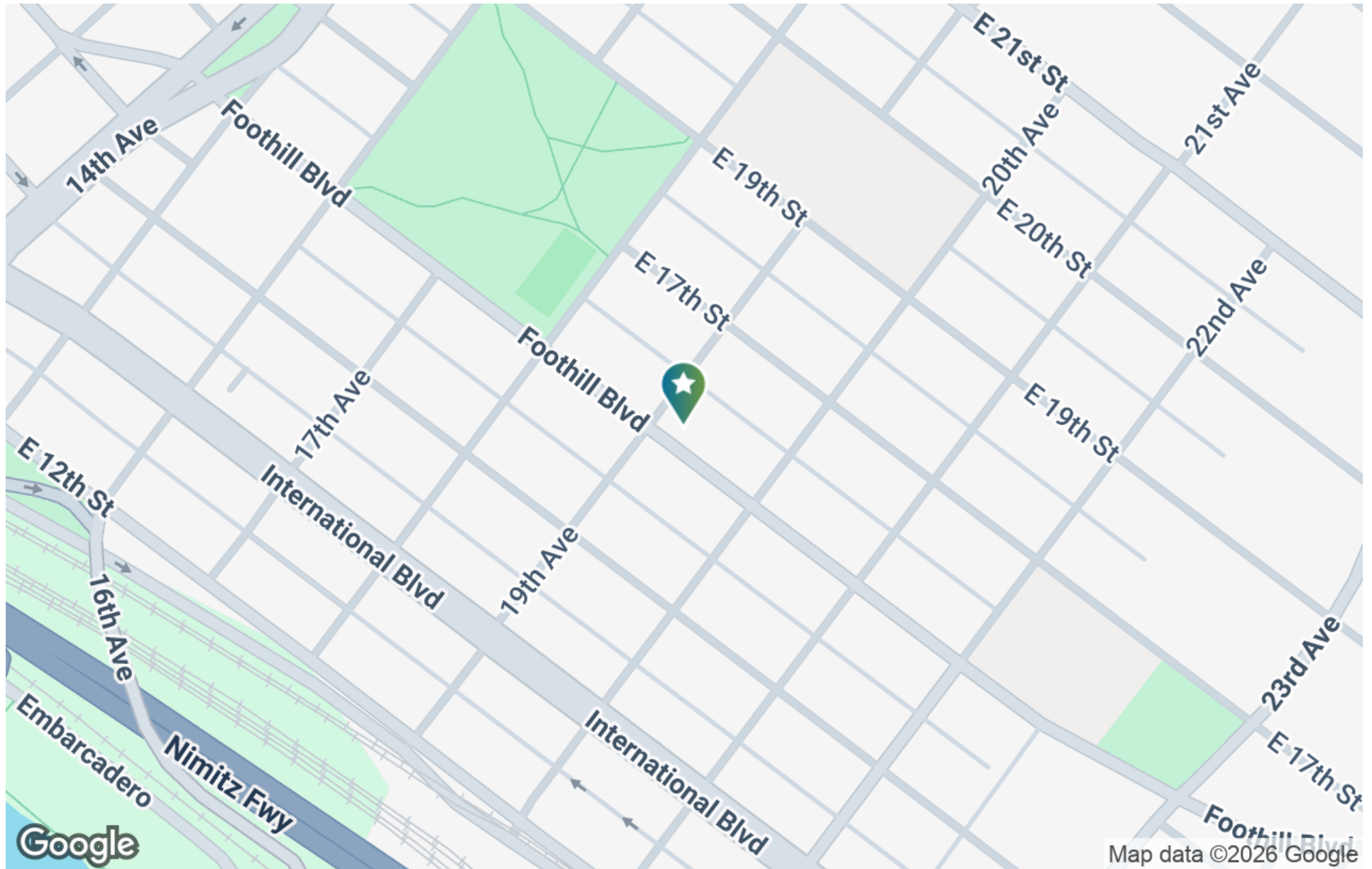
Additional Photos



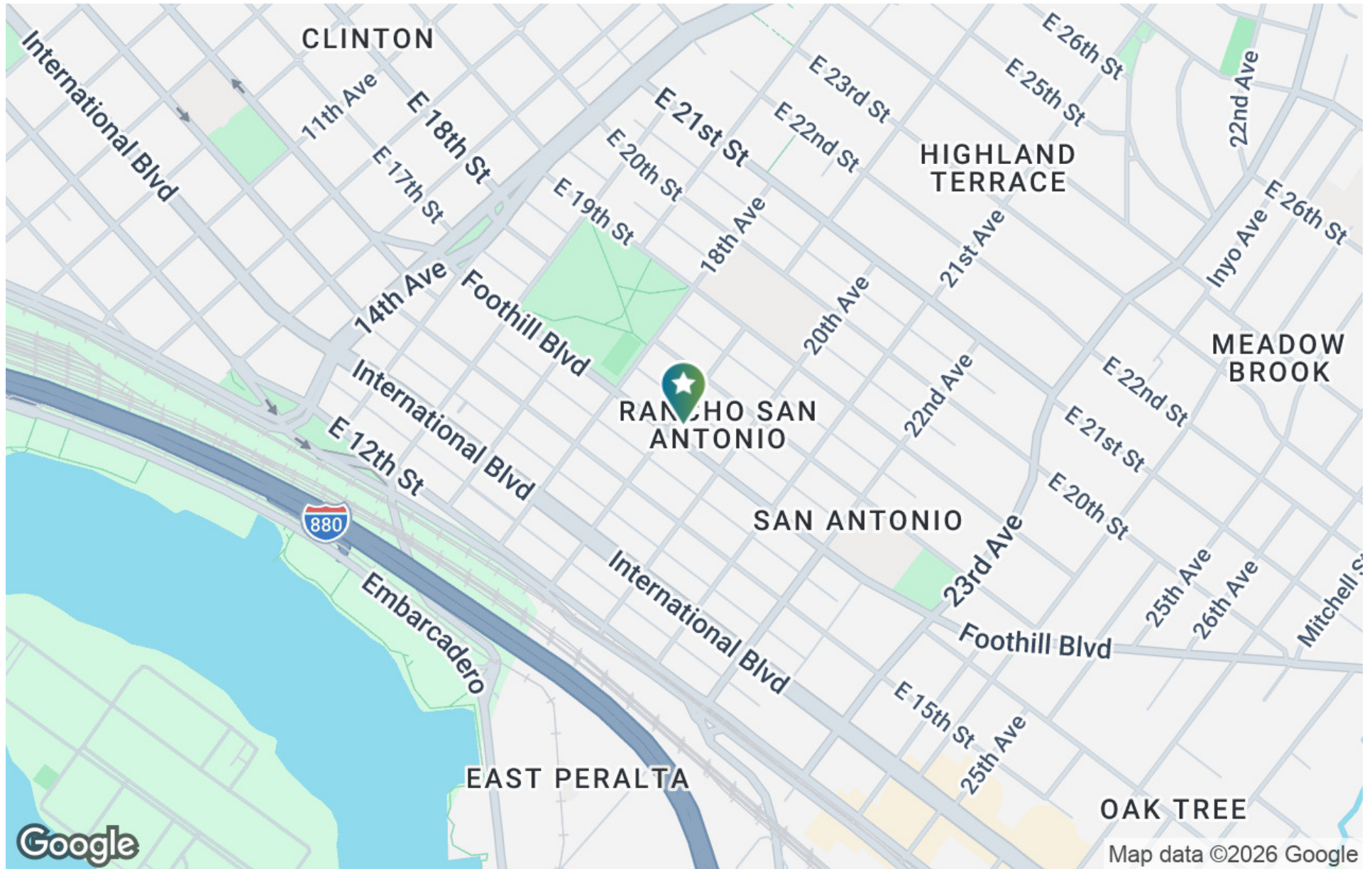
SECTION 2

Location Information

Location Map



Aerial Map



SECTION 3

Financial Analysis

Financial Summary

Investment Overview	Current	Market
Price	\$1,725,000	\$1,725,000
Price per Unit	\$132,692	\$132,692
GRM	7.94	6.97
CAP Rate	6.93%	8.65%
Cash-on-Cash Return (yr 1)	6.14 %	11.86 %
Total Return (yr 1)	\$46,351	\$75,916
Operating Data	Current	Market
Gross Scheduled Income	\$217,140	\$247,620
Other Income	\$3,360	\$3,360
Total Scheduled Income	\$220,500	\$250,980
Vacancy Cost	\$6,514	\$7,428
Gross Income	\$213,985	\$243,551
Operating Expenses	\$94,379	\$94,379
Net Operating Income	\$119,606	\$149,171
Pre-Tax Cash Flow	\$31,797	\$61,362
Financing Data	Current	Market
Down Payment	\$517,500	\$517,500
Loan Amount	\$1,207,500	\$1,207,500
Interest Rate	6.1%	6.1%
Debt Service	\$87,809	\$87,809
Principal Reduction (yr 1)	\$14,553	\$14,553

Rent Roll

Unit Number	Unit Bed	Unit Bath	Unit Size (SF)	Current Rent	Current Rent (Per SF)	Market Rent	Market Rent/SF
101	0	1	460	\$1,450	\$3.15	\$1,495	\$3.25
102	0	1	460	\$1,350	\$2.93	\$1,495	\$3.25
103	0	1	460	\$940	\$2.04	\$1,495	\$3.25
104	0	1	460	\$1,400	\$3.04	\$1,495	\$3.25
105	0	1	460	\$1,350	\$2.93	\$1,495	\$3.25
106	0	1	460	\$1,350	\$2.93	\$1,495	\$3.25
201	0	1	460	\$1,450	\$3.15	\$1,495	\$3.25
202	0	1	460	\$1,450	\$3.15	\$1,495	\$3.25
203	0	1	460	\$1,450	\$3.15	\$1,495	\$3.25
204	0	1	460	\$977	\$2.12	\$1,495	\$3.25
205	0	1	460	\$978	\$2.13	\$1,495	\$3.25
206	0	1	460	\$1,450	\$3.15	\$1,495	\$3.25
100	3	1	1,100	\$2,500	\$2.27	\$2,695	\$2.45
Totals/Averages			6,620	\$18,095	\$2.73	\$20,635	\$3.19

Income & Expenses

Income Summary		Current	Per SF
Gross Income		\$213,985	\$32.27
Fixed Expenses	% Of Gross Income	Current	Per SF
Property Tax (1.2779%)	10.3%	\$22,043	\$3.32
Special Assessments (25-26 Actual)	5.3%	\$11,396	\$1.72
Insurance (Est \$1.50/SF)	4.6%	\$9,946	\$1.50
Total	20.3%	\$43,386	\$6.54
Operational Expenses	% Of Gross Income	Current	Per SF
Maintenance (Est \$500/unit)	3.0%	\$6,500	\$0.98
Reserves (Est \$200/unit)	1.2%	\$2,600	\$0.39
Electricity & Gas (2025 Actual)	3.1%	\$6,541	\$0.99
Water & Sewer (2025 Actual)	4.7%	\$10,108	\$1.52
Refuse (2025 Actual)	5.6%	\$11,917	\$1.80
Business License/Permits (1.395% Gross)	1.4%	\$2,985	\$0.45
Rent Board (\$137/Unit)	0.8%	\$1,781	\$0.27
Management (4% Gross)	4.0%	\$8,559	\$1.29
Total	23.8%	\$50,993	\$7.69
Gross Expenses	44.1%	\$94,379	\$14.23
Net Operating Income	55.9%	\$119,606	\$18.04

SECTION 4

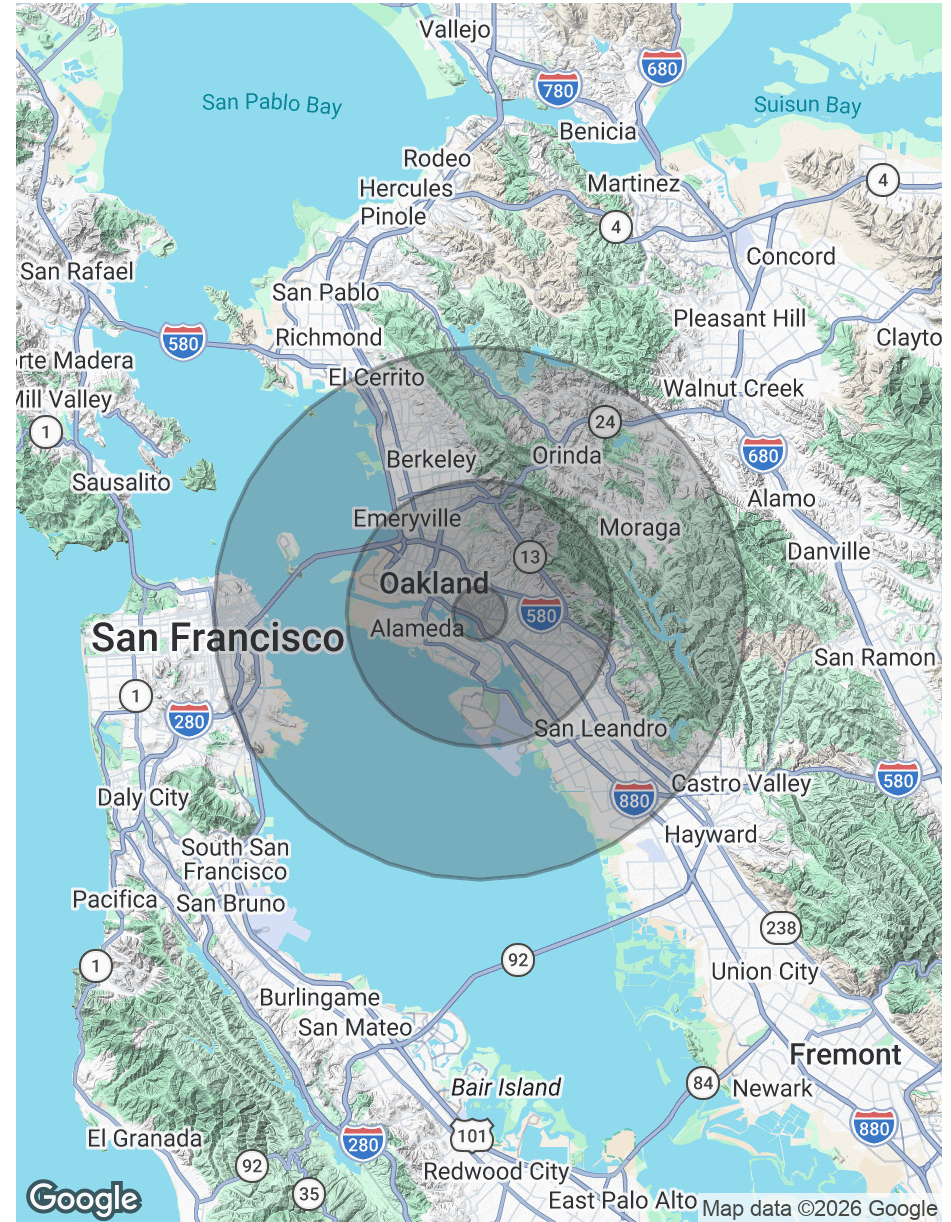
Demographics

Demographics Map & Report

Population	1 Mile	5 Miles	10 Miles
Total Population	47,363	510,893	1,150,578
Average Age	35.2	38.0	38.9
Average Age (Male)	35.5	37.5	38.5
Average Age (Female)	35.2	39.0	39.7

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	17,058	210,940	490,933
# of Persons per HH	2.8	2.4	2.3
Average HH Income	\$69,937	\$116,915	\$125,473
Average House Value	\$553,480	\$741,261	\$761,095

2020 American Community Survey (ACS)



SECTION 5

About Our Team



Kent Mitchell

Senior Vice President

O: 510.919.4919
kent@nainorcal.com
CalDRE #01784628

Education

University of California
Berkeley - BAEastern
Theological Seminary -
MASeveral Leadership
Training Courses and
Programs

Professional Background

Kent Mitchell is Senior Vice President of NAI Northern California with over seventeen years' experience in the Oakland Berkeley and regional Bay Area multifamily office and retail markets. A graduate of the University of California Berkeley Kent is a California Real Estate Broker who began his own real estate investment career purchasing a four-plex in the 1990s followed by larger partnership acquisitions. Kent has represented clients and partners in commercial transactions ranging in size from under \$2 million to over \$60 million. As a broker and investor Kent has facilitated various aspects of purchase finance management capitalization improvement refinance and sale of well over \$100 million in regional and international commercial real estate. Kent facilitates transactions throughout the Bay Area applying his deep knowledge of rent control in core Bay Area cities and his expertise in capitalization strategies to help buyers and sellers locate the right opportunities and obtain the best pricing in their real estate purchase and sales.

Recent Transactions

10 Units, 1742 Spruce St, Berkeley | \$5,720,000
1019-1029 Grant Avenue, Multifamily | \$4,999,999
11 Units, 2601 Ridge Rd, Berkeley | \$5,680,000
13,560 SF, 1620 San Pablo Ave, Berkeley | \$10,350,000
14 Units, 6521 San Pablo Ave, Oakland | \$5,510,000
14,098 SF, 524-530 8th St, Oakland | \$4,295,000
15 Units, 2427 Hilgard Ave, Berkeley | \$5,250,000
19 Units, 20411 Marshall St, Castro Valley | \$4,650,000
2131 Broadway, Office | \$5,640,000
22,160 SF, 2120 Broadway, Oakland | \$8,200,000



Tim Warren

Senior Vice President

O: 510.336.4719
C: 707.363.2463
twarren@nainorcal.com
CalDRE #02008347

Professional Background

Tim Warren, Senior Vice President of NAI Northern California, is a top-producing East Bay agent completing more than \$200M in commercial real estate transactions within the last 24 months. Tim prides himself on his personal service and attention to every detail, which has led him to a large base of repeat and referral clients. Investors trust him to guide them through every step of the real estate process. He ensures all objectives and expectations are exceeded with an expansive network, unparalleled client service, and proven marketing strategies. Tim is arguably one of the most dominant and successful agents in the greater Bay Area. There is no other agent that will provide you the local knowledge with global connections.

Tim comes to NAI Northern California from a successful career as an Executive Manager in the automotive field. He led a team of 30 employees, achieving multiple awards for customer satisfaction and sales volume.

Recent Transactions

24 Units, 174 41st St, Oakland | \$5,750,000
44 Units, 888 Vermont St, Oakland | \$14,000,000
19 Units, 20411 Marshall St, Castro Valley | \$4,650,000
88 Units, 4939 Marconi Ave, Sacramento | \$11,725,000
11 Units, 2601 Ridge Rd, Berkeley | \$5,680,000
8 Units, 1205 International Blvd, Oakland | \$1,375,000
15 Units, 2427 Hilgard Ave, Berkeley | \$5,250,000
10 Units, 1742 Spruce St, Berkeley | \$5,720,000
10 Units, 881 W A St, San Lorenzo | \$1,850,000
48 Units, 237-263 41st St, Oakland | \$11,650,000
12 Units, 410 Evelyn Ave, Albany | \$4,500,000
6 Units, 989-991 Vermont St, Oakland | \$1,940,000
5 Units, 95 Moss Ave, Oakland | \$2,050,000
14 Units, 3543 Brook St, Lafayette | \$6,800,000
8 Units, 1434 Lakeshore Ave, Oakland | \$3,200,000
24 Units, 226 Athol Ave, Oakland | \$5,100,000



Adam Beeri

Investment Advisor

O: 510.778.4141
abeeri@nainorcal.com
CalDRE #02121953

Education

University of California,
Santa Barbara

Professional Background

Growing up in a commercial real estate family, Adam developed a love for the industry and a passion for helping others meet their real estate goals. His background in property management and as a property owner has given him unique expertise. Having been in his clients shoes, Adam can offer insight that helps them make sound real estate decisions.

When working with new clients Adam studies their business goals as well as their properties. He keep these goals in mind as he locates opportunities to add value to their real estate initiatives. Adam's goal in the CRE industry is to help people with their investments that can set themselves and future generations up for a lifetime of success and wealth. Adam particularly enjoys interacting with people and educating clients in making the right decision when it comes to investing their hard-earned money.

Adam was born in Berkeley. He grew up in Moraga. Graduated from UC Santa Barbara and has lived in San Diego.

Recent Transactions

9 units, 1635 Martin Luther King Jr Way, Berkeley I \$5,350,000

6 Units, 1675 Euclid Ave, Berkeley I \$3,925,000

6 units, 2030 Cedar St, Berkeley I \$1,300,000

29 Units, 765 Rand Ave, Oakland I \$8,200,000

33 Units, 175 Santa Rosa Ave, Oakland I \$7,700,000

8 Units, 1610 Milvia St, Berkeley I \$3,500,000

16 Units, 1940 Lakeshore Ave, Oakland I \$4,250,000

29 Units, 4827 Appian Way, El Sobrante I \$7,200,000

8 Units, 83 Glen Ave, Oakland I \$1,500,000

12 Units, 85 Glen Ave, Oakland I \$2,230,000

8 Units, 2180 Ashby Ave, Berkeley I \$2,060,000

6 Units, 2435 9th St, Berkeley I \$1,600,000

31 Units, 671 Vernon St, Oakland I \$6,650,000



Randell Silva

Senior Investment
Advisor

O: 510.244.4667
C: 209.740.1251
rsilva@nainorcal.com
CalDRE #02064884

Professional Background

Randell Silva is a knowledgeable, motivated, and results-driven Investment Advisor specializing in the sale of multifamily properties throughout the East Bay. With over 7 years of commercial real estate experience, Randell is a key member of the Mitchell Warren Team at NAI Northern California, where he has helped facilitate transactions contributing to over \$300 million in total team transaction volume.

Randell brings a strong foundation in negotiation, underwriting, and client advocacy, paired with over a decade of prior customer-facing experience that ensures a smooth, transparent transaction process from start to finish. His entrepreneurial background, having founded and operated Delta Computer Service for over seven years, has shaped his disciplined, solution-oriented approach to business and deal execution.

Leveraging NAI Northern California's best-in-class research, marketing, and technology platforms, along with guidance from seasoned mentors, Randell delivers measurable results for property owners and investors. He also provides added value by effectively facilitating transactions across Hispanic cultural and language barriers, helping clients navigate complex deals with confidence and clarity.

Recent Transactions

14,098 SF, 524-530 8th St, Oakland | \$4,100,000
7 Units, 2015 Vine St, Berkeley | \$1,700,000
24 Units, 174 41st St, Oakland | \$5,750,000
6 Units, 1212 12th St, Oakland | \$1,895,000
44 Units, 888 Vermont St, Oakland | \$14,000,000
25 Units, 3535 Brook St, Lafayette | \$12,000,000
19 Units, 20411 Marshall St, Castro Valley | \$4,650,000
50,008 SF, 2648 International Blvd, Oakland | \$10,450,000
88 Units, 4939 Marconi Ave, Sacramento | \$11,725,000
11 Units, 2601 Ridge Rd, Berkeley | \$5,680,000
8 Units, 1205 International Blvd, Oakland | \$1,375,000



NAI Northern California
GLOBAL REACH. LOCAL EXPERTISE.

Oakland
1901 Harrison St, #1100
Oakland, CA 94612

San Francisco
1 Embarcadero Center, Suite 1200
San Francisco, CA 94111

San Jose
99 S Almaden Blvd, #600
San Jose, CA 95113