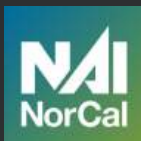




4609 Bond Street

OAKLAND, CA 94601



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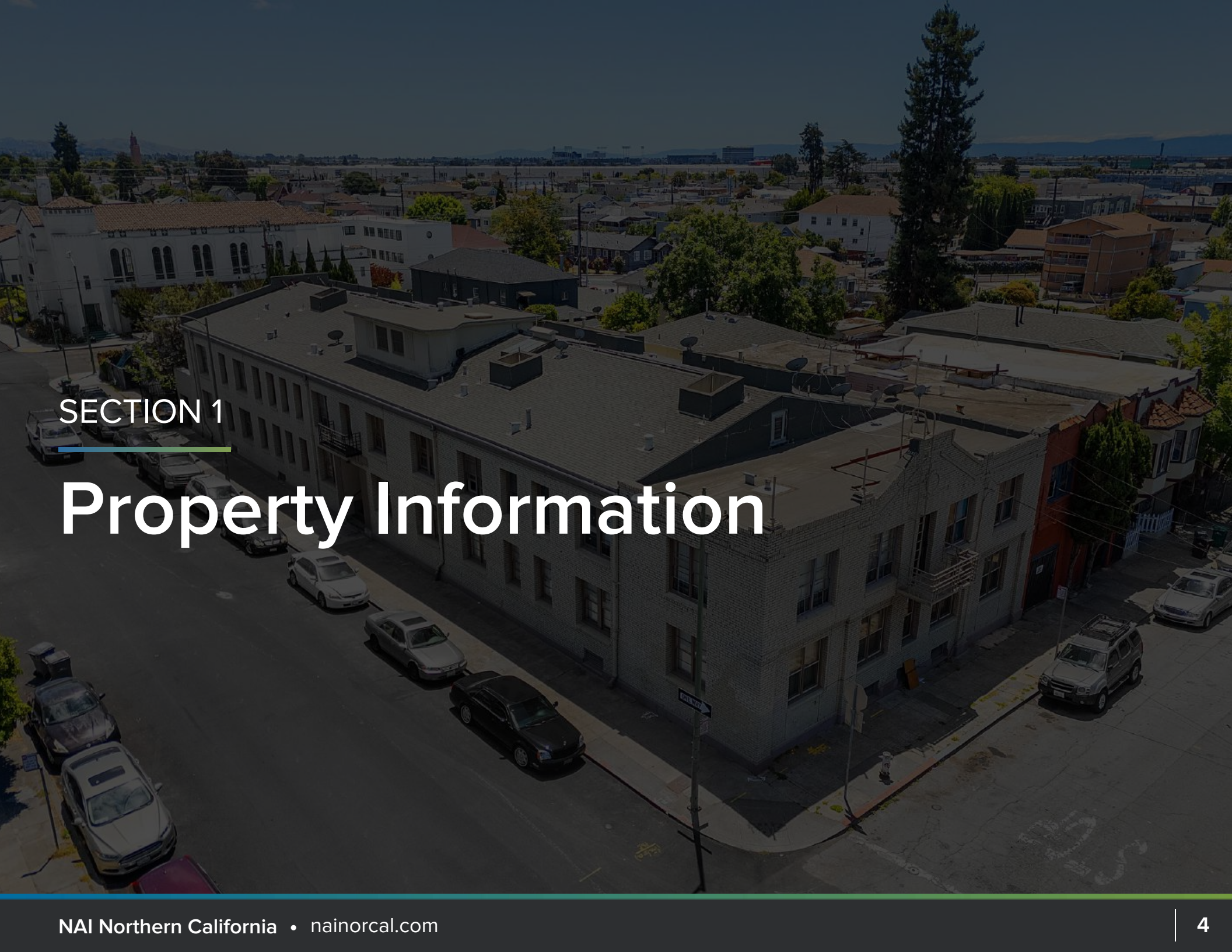
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An aerial photograph of a city street corner. A large, multi-story brick building with a flat roof and several skylights is the central focus. The building has many windows and a small balcony on the corner. Several cars are parked along the street in front of the building. In the background, other city buildings and a tall tree are visible under a clear sky.

SECTION 1

Property Information

Executive Summary

SALE PRICE
\$4,195,000

BUILDING SIZE
15,464 SF

CAP RATE
7.1%

Other Details

Offering Price:	\$4,195,000
Price / Unit:	\$149,821
Price / SF:	\$271.28
Number of Units:	28
NOI:	\$298,035
Cap Rate:	7.1%
GRM:	7.9
Market Cap Rate:	8.12%
Market GRM:	7.19
Building Size:	15,464 SF
Lot Size:	8,250 SF
Year Built:	1918

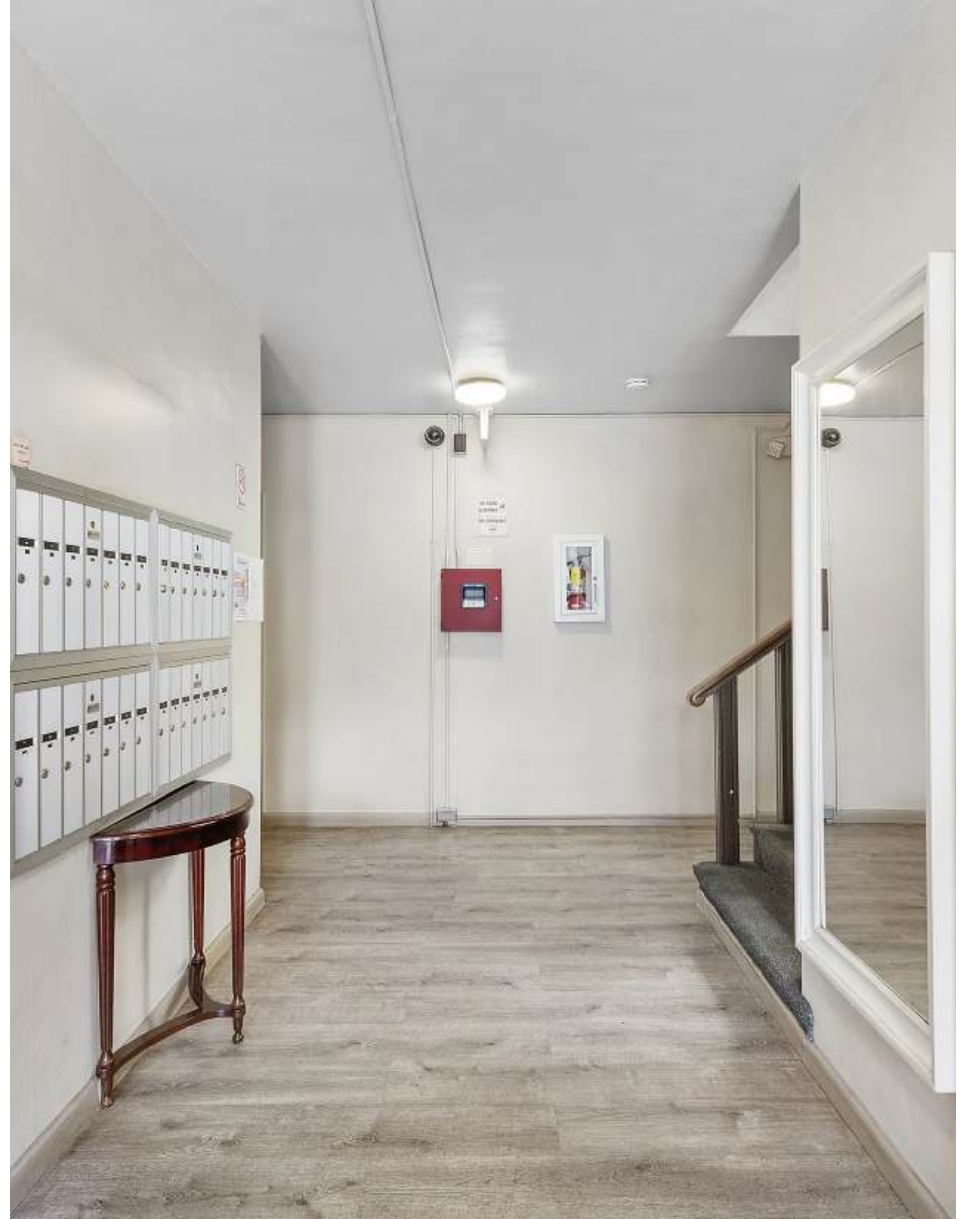
Property Highlights

- 28-unit multifamily property with an efficient unit mix of 16 studios and 12 one-bedroom/one-bathroom units.
- Extensively renovated asset featuring remodeled interiors, upgraded electrical subpanels, plumbing and roof improvements, seismic upgrades, a new water heater, and a solar water heating system.
- Immediate cash flow with additional upside through below-market rents and continued rental growth.
- Prime Fruitvale location minutes from Fruitvale BART, International Boulevard, Interstate 580, and Interstate 880, providing convenient access throughout the Bay Area.
- Strong rental demand driven by proximity to Downtown Oakland, Jack London Square, Alameda, San Francisco, and numerous neighborhood retail and dining amenities.
- Well-maintained investment opportunity with significant completed capital improvements, reducing near-term capital expenditure requirements for new ownership.

Additional Photos

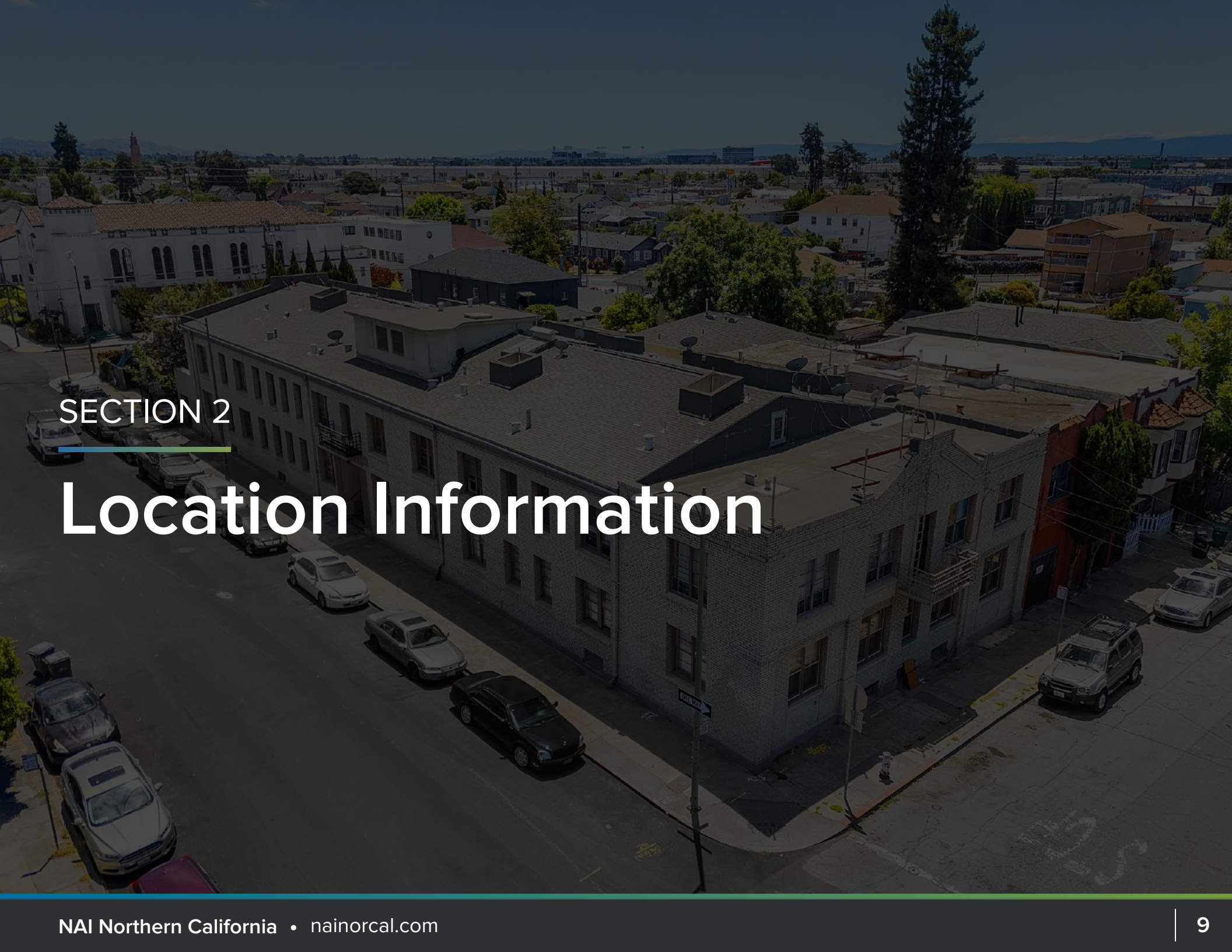


Additional Photos



Additional Photos

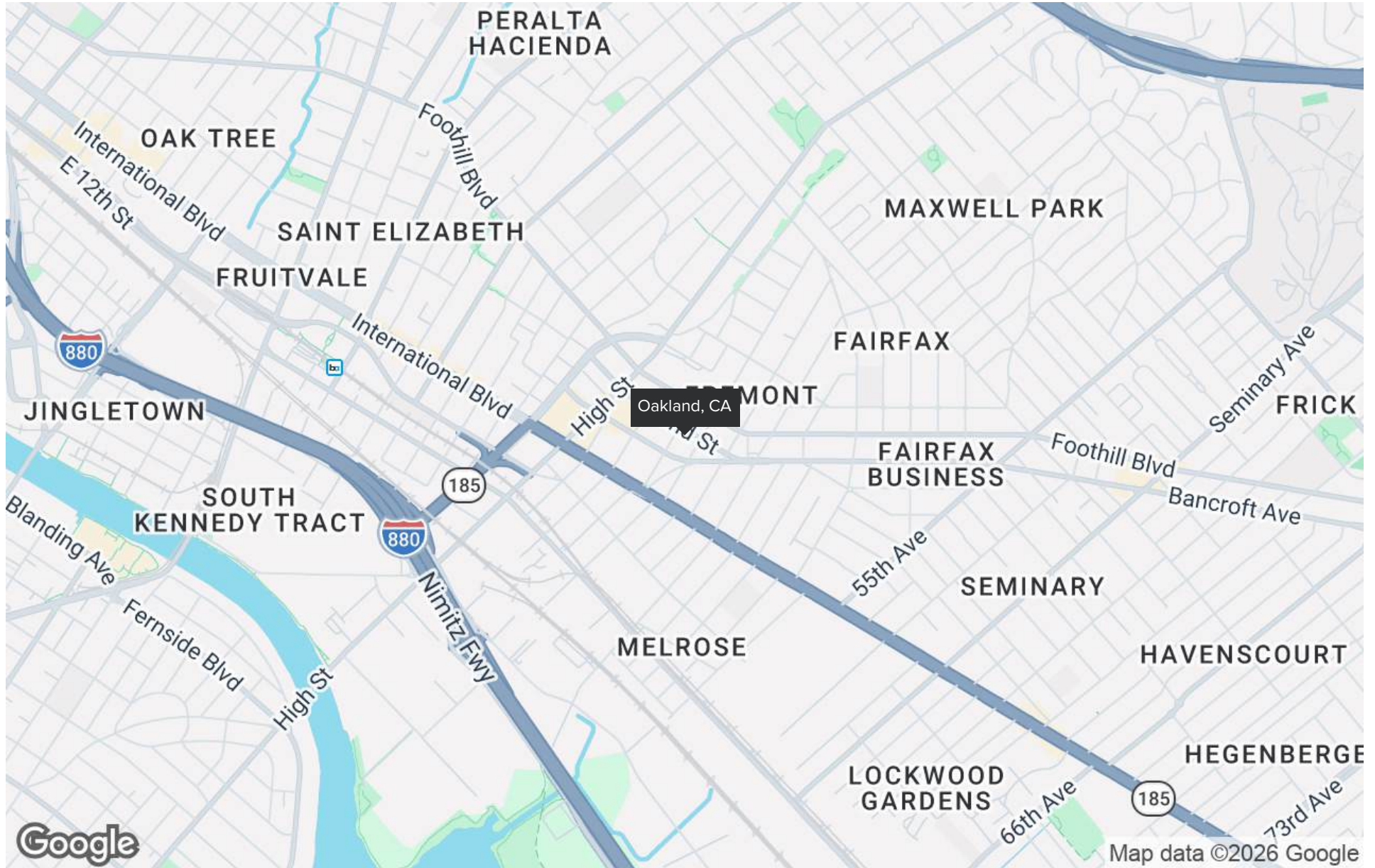


An aerial photograph of a city street corner. A large, multi-story brick building with a flat roof and several skylights is the central focus. The building has many windows and a small balcony on the corner. Several cars are parked along the street in front of the building. In the background, other city buildings and a tall tree are visible under a clear sky.

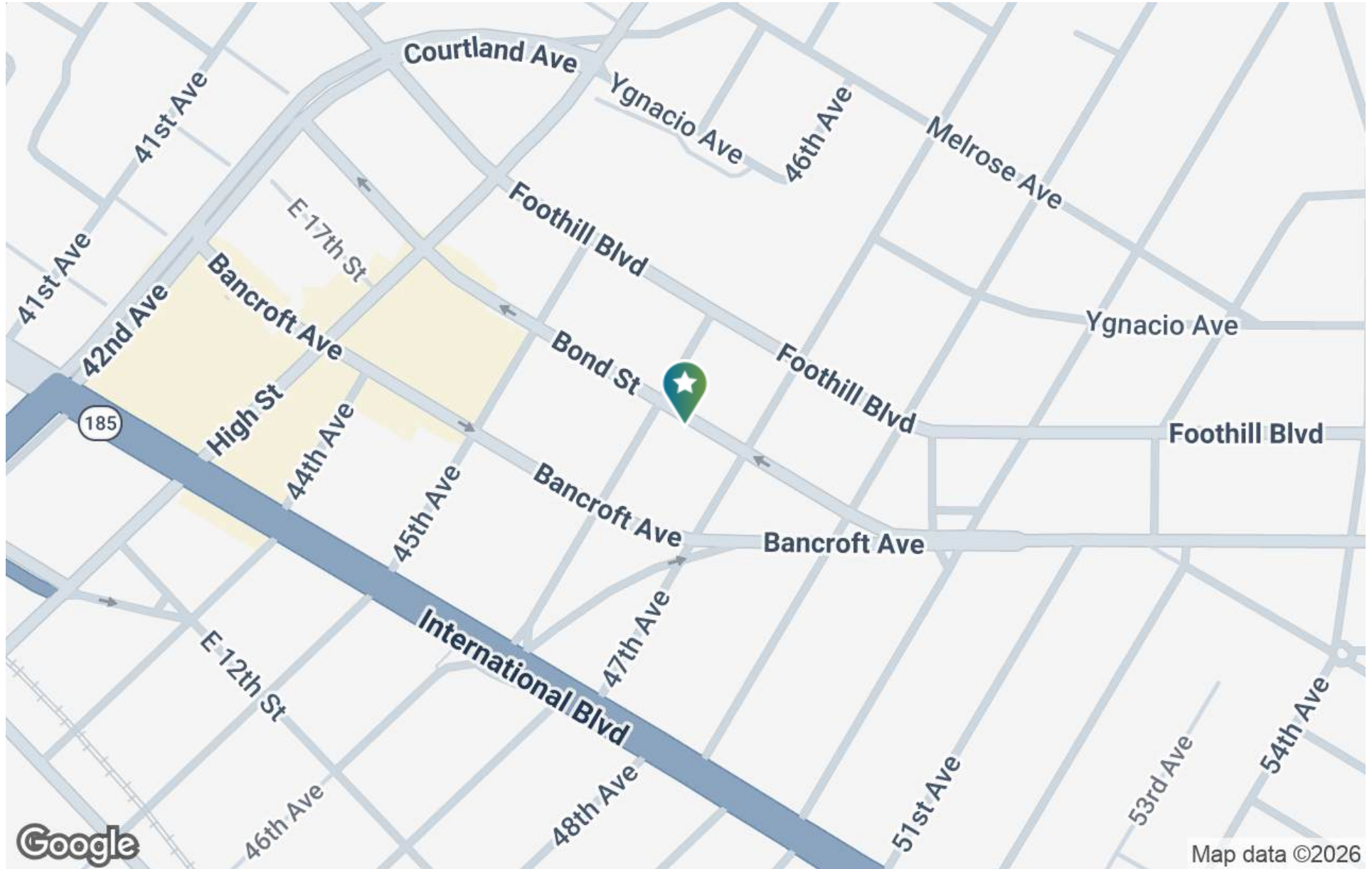
SECTION 2

Location Information

Regional Map



Location Map



An aerial photograph of a city street corner. A large, multi-story brick building with a flat roof and several skylights is the central focus. The building has many windows and a small balcony on the corner. Several cars are parked along the street in front of the building. In the background, other residential buildings and trees are visible under a clear sky.

SECTION 3

Financial Analysis

Financial Summary

Investment Overview	Current	Market
Price	\$4,195,000	\$4,195,000
Price per SF	\$271	\$271
Price per Unit	\$149,821	\$149,821
GRM	7.9	7.32
CAP Rate	7.10%	8.07%
Cash-on-Cash Return (yr 1)	6.71%	9.96%
Total Return (yr 1)	\$119,524	\$160,182
Operating Data	Current	Market
Total Scheduled Income	\$533,190	\$575,106
Vacancy Cost	\$15,929	\$17,186
Gross Income	\$517,261	\$557,920
Operating Expenses	\$219,226	\$219,226
Net Operating Income	\$298,036	\$338,694
Pre-Tax Cash Flow	\$84,059	\$124,717
Financing Data	Current	Market
Down Payment	\$1,252,500	\$1,252,500
Loan Amount	\$2,942,500	\$2,942,500
Debt Service	\$213,977	\$213,977
Debt Service Monthly	\$17,831	\$17,831
Principal Reduction (yr 1)	\$35,465	\$35,465

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	375	\$970	\$2.59	\$1,495	\$3.99
102	0	1	365	\$1,400	\$3.84	\$1,495	\$4.10
103	0	1	365	\$1,045	\$2.86	\$1,495	\$4.10
104	1	1	588	\$1,850	\$3.15	\$1,985	\$3.38
105	1	1	529	\$1,985	\$3.75	\$1,985	\$3.75
106	0	1	337	\$1,600	\$4.75	\$1,495	\$4.44
107	0	1	391	\$1,350	\$3.45	\$1,495	\$3.82
108	0	1	367	\$1,400	\$3.81	\$1,495	\$4.07
109	0	1	385	\$1,500	\$3.90	\$1,495	\$3.88
110	1	1	592	\$1,900	\$3.21	\$1,985	\$3.35
111	1	1	641	\$1,985	\$3.10	\$1,985	\$3.10
112	1	1	628	\$1,950	\$3.11	\$1,985	\$3.16
113	1	1	527	\$1,887	\$3.58	\$1,985	\$3.77
114	0	1	344	\$1,400	\$4.07	\$1,495	\$4.35
201	0	1	366	\$1,495	\$4.08	\$1,495	\$4.08
202	0	1	366	\$1,600	\$4.37	\$1,495	\$4.08
203	1	1	588	\$1,900	\$3.23	\$1,985	\$3.38
204	1	1	529	\$1,985	\$3.75	\$1,985	\$3.75
205	0	1	338	\$1,400	\$4.14	\$1,495	\$4.42
206	0	1	300	\$1,155	\$3.85	\$1,495	\$4.98
207	0	1	300	\$1,500	\$5.00	\$1,495	\$4.98
208	0	1	385	\$840	\$2.18	\$1,495	\$3.88

Rent Roll

Unit Number	Unit Bed	Unit Bath	Unit Size (SF)	Current Rent	Current Rent (Per SF)	Market Rent	Market Rent/SF
209	1	1	592	\$1,985	\$3.35	\$1,985	\$3.35
210	1	1	641	\$1,985	\$3.10	\$1,985	\$3.10
211	1	1	628	\$1,195	\$1.90	\$1,985	\$3.16
212	1	1	527	\$1,985	\$3.77	\$1,985	\$3.77
213	0	1	344	\$1,400	\$4.07	\$1,495	\$4.35
214	0	1	434	\$1,600	\$3.69	\$1,495	\$3.44
Totals/Averages			12,772	\$44,247	\$3.46	\$47,740	\$3.86

Income & Expenses

Income Summary		Current	Per SF
Gross Income		\$517,261	\$33.45
Fixed Expenses	% Of Gross Income	Current	Per SF
Property Tax (1.2779%)	10.4%	\$53,607	\$3.47
Special Assessments (25-26 Actual)	4.5%	\$23,452	\$1.52
Insurance (Est \$1.50/SF)	4.5%	\$23,196	\$1.50
Total	19.4%	\$100,256	\$6.48
Operational Expenses	% Of Gross Income	Current	Per SF
Maintenance (Est \$500/unit)	2.7%	\$14,000	\$0.91
Reserves (Est \$200/unit)	1.1%	\$5,600	\$0.36
PG&E (2025 Actual)	4.5%	\$23,049	\$1.49
Water (2025 Actual)	2.5%	\$13,178	\$0.85
Refuse (2025 Actual)	4.9%	\$25,399	\$1.64
Business License/Permits (1.395% Gross)	1.4%	\$7,215	\$0.47
Rent Board (\$137/Unit)	0.7%	\$3,836	\$0.25
On-Site Management (2025 Actual)	1.2%	\$6,000	\$0.39
Off-Site Management (4% Gross)	4.0%	\$20,690	\$1.34
Total	23.0%	\$118,968	\$7.69
Gross Expenses	42.4%	\$219,225	\$14.18
Net Operating Income	57.6%	\$298,035	\$19.27

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SECTION 4

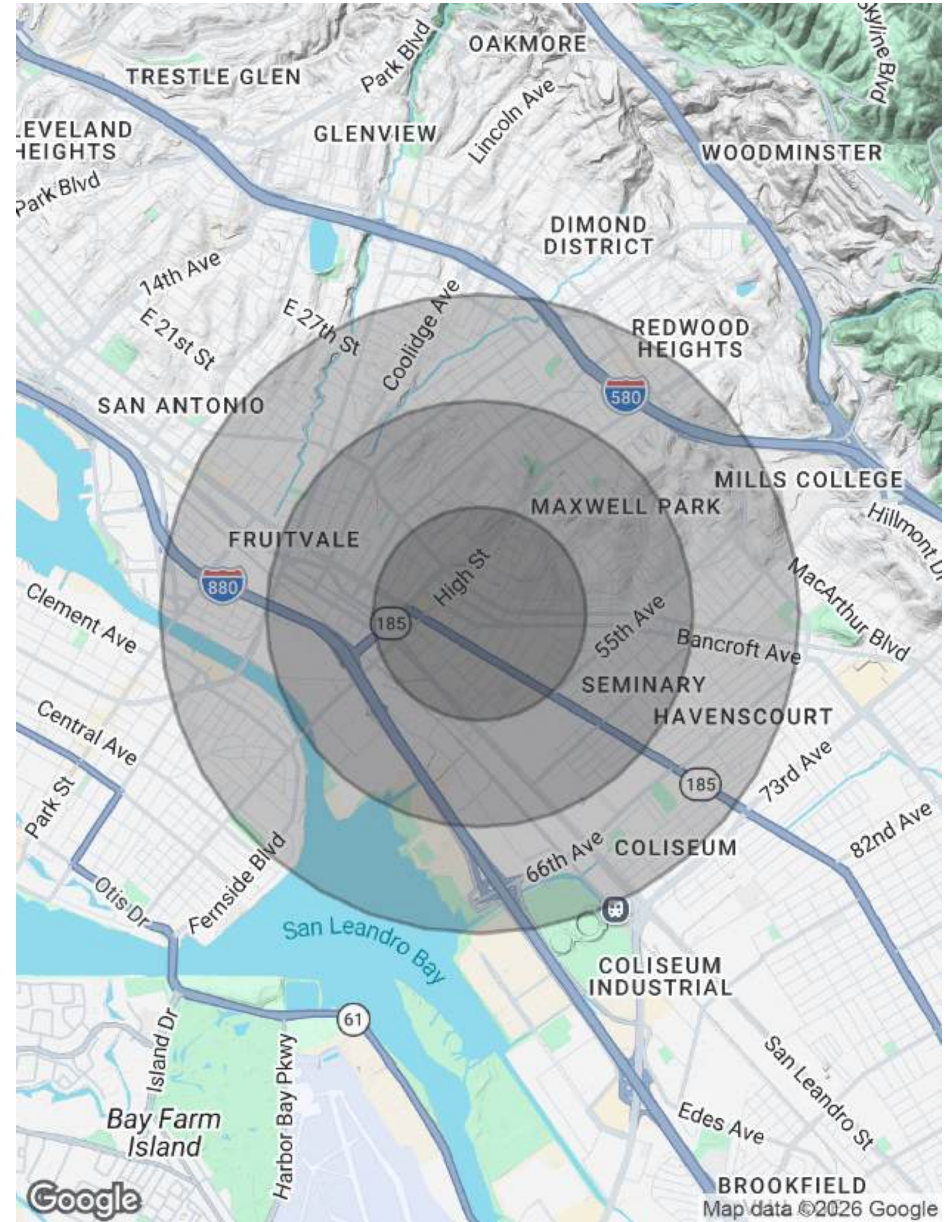
Demographics

Demographics Map & Report

Population	0.5 Miles	1 Mile	1.5 Miles
Total Population	10,823	39,713	84,078
Average Age	27.9	29.1	31.2
Average Age (Male)	26.9	28.3	30.4
Average Age (Female)	30.5	30.6	32.5

Households & Income	0.5 Miles	1 Mile	1.5 Miles
Total Households	3,215	12,200	27,009
# of Persons per HH	3.4	3.3	3.1
Average HH Income	\$48,365	\$48,722	\$51,444
Average House Value	\$382,675	\$402,026	\$402,967

* Demographic data derived from 2020 ACS - US Census



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SECTION 5

About Our Team



Kent Mitchell

Senior Vice President

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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
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
22,160 SF, 2120 Broadway, Oakland | \$8,200,000
25 Units, 3535 Brook St, Lafayette | \$12,000,000
48 Units, 237-263 41st St, Oakland | \$11,650,000
88 Units, 4939 Marconi Ave, Sacramento | \$11,725,000



Tim Warren

Senior Vice President

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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



Randell Silva

Senior Investment
Advisor

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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



Adam Beeri

Investment Advisor

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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

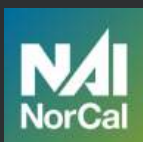
8 Units, 83 Glen Ave, Oakland I \$1,500,000

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



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GLOBAL REACH. LOCAL EXPERTISE.

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