

**BERKSHIRE
HATHAWAY**
HOMESERVICES

DRYSDALE
PROPERTIES

5470 Camden St

Oakland, CA 94619

Exclusively Represented By:

Monjid Aldiyyat

Broker

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OFFERING MEMORANDUM

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FOR SALE

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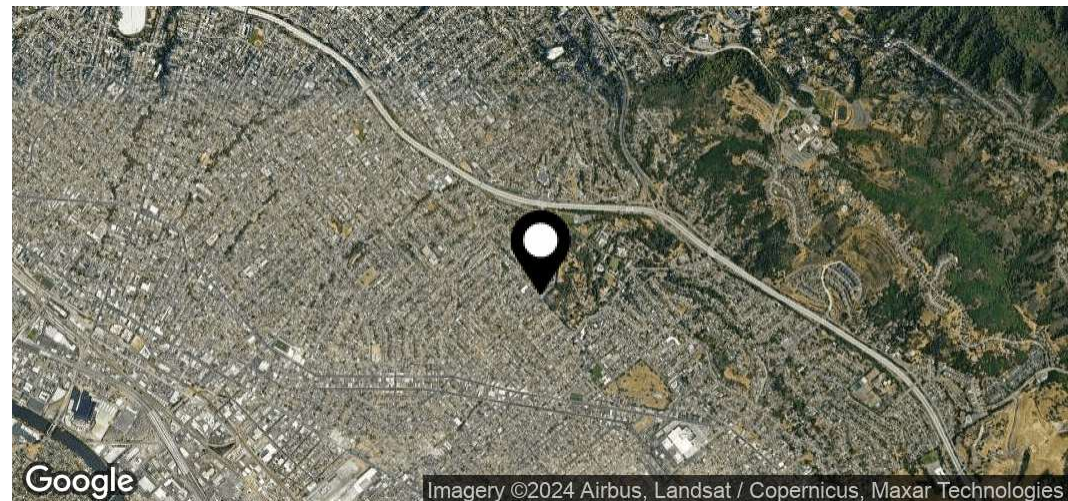
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Property Information

Section 1

Executive Summary

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Offering Summary

Price	\$3,500,000
Price / Unit	\$233,333
# of Units	15
GRM	10.51
CAP	null%
NOI	\$199,815.00
# of Floors	2
# of Buildings	1
Site Size	7,233 SF

Property Highlights

- The property offers an attractive combination of (10) 1-bedroom, 1-bathroom units, (3) studio apartments, and (2) 2-bedroom, 1-bathroom units.
- Located less than a 5-minute drive to both Northeastern University and Mills College, ideal for students and faculty.
- Each unit is separately metered for PG&E utilities, offering ease of management and cost savings for tenants. The property has undergone a complete retrofit, enhancing structural safety and ensuring compliance with modern building standards.
- The property has been freshly painted and updated with double-pane windows
- Conveniently located near Highways 580 and 880, providing quick access to major transit routes.
- Ample parking available, enhancing tenant convenience in a city with limited parking options.
- Proximity to Oakland International Airport: Just a 10-minute drive to Oakland International Airport, appealing to professionals and frequent travelers.

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Property Description

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Property Description

This 10,150 SF multifamily property, built in 1957, presents a lucrative opportunity for investors seeking solid returns. Featuring 15 units—(10) 1-bedroom, 1-bathroom units, (3) studios, and (2) 2-bedroom, 1-bathroom units—the property provides a well-balanced unit mix that appeals to a broad tenant base. Zoned R50 also offers flexibility for future development or expansion, enhancing its long-term value. Located in a highly desirable Oakland area, this asset is strategically positioned less than 5 minutes from Northeastern University and Mills College, with easy access to Highways 580 and 880. Its close proximity to Oakland International Airport and other key amenities further increases tenant demand, making it a strong rental market performer.

The property is separately metered for PG&E utilities, features on-site parking, and has undergone a full seismic retrofit, ensuring modern infrastructure and reduced future capital expenditures. With potential for rent growth through tenant turnover, the property offers significant upside for value-add investors.

This multifamily property combines immediate cash flow potential with strong prospects for future appreciation, making it a prime investment in Oakland's growing real estate market.

Location Description

Located in the vibrant city of Oakland, this property offers a prime investment opportunity in a dynamic business and social environment. The surrounding area is home to an array of amenities, including educational hubs, cultural attractions and including nearby highways 580 and 880. Just a short distance away, Lake Merritt provides a scenic escape and the perfect setting for outdoor activities. Additionally, prominent universities such as the North Eastern University and Mills College are less than 5 minutes away adding to the allure of the location for potential tenants. With its strategic position in this bustling city, the property presents an exciting chance to be part of Oakland's thriving commercial landscape.

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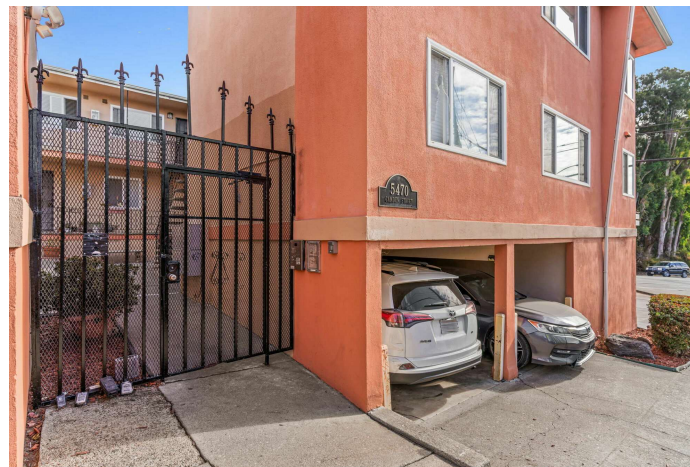
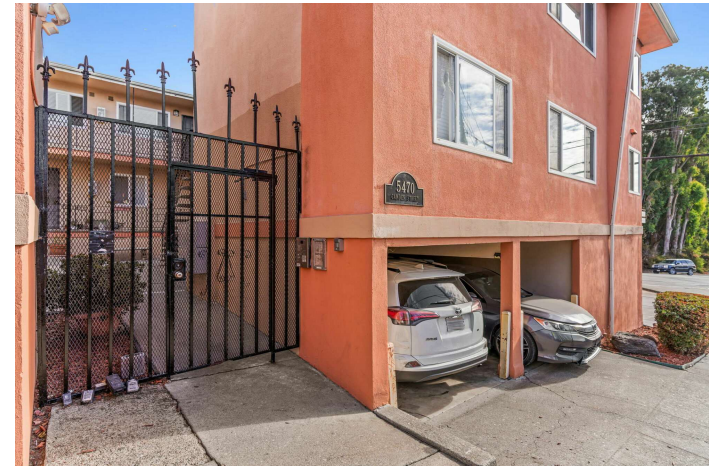
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Additional Photos

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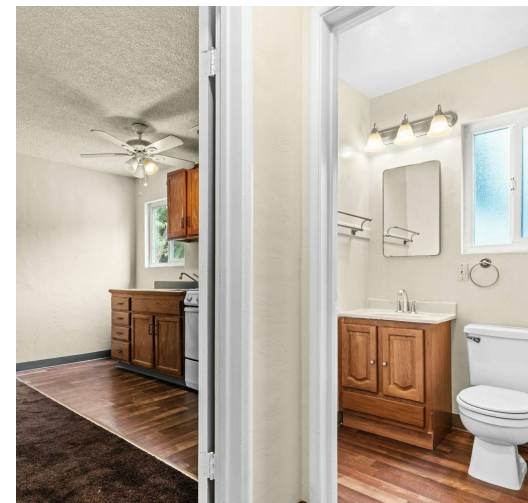
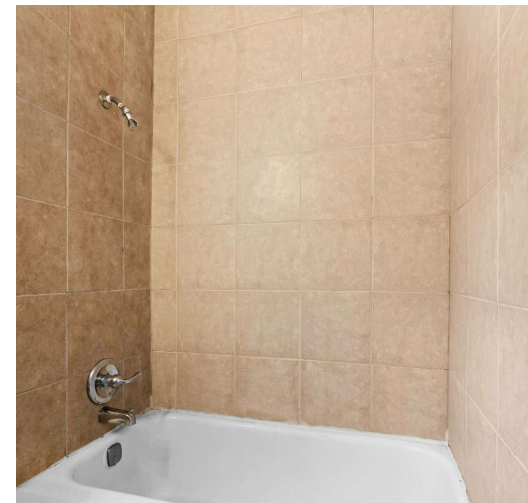
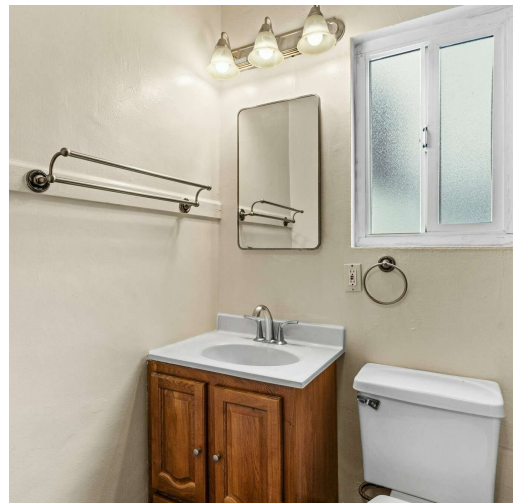
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Location Information

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Retail Map

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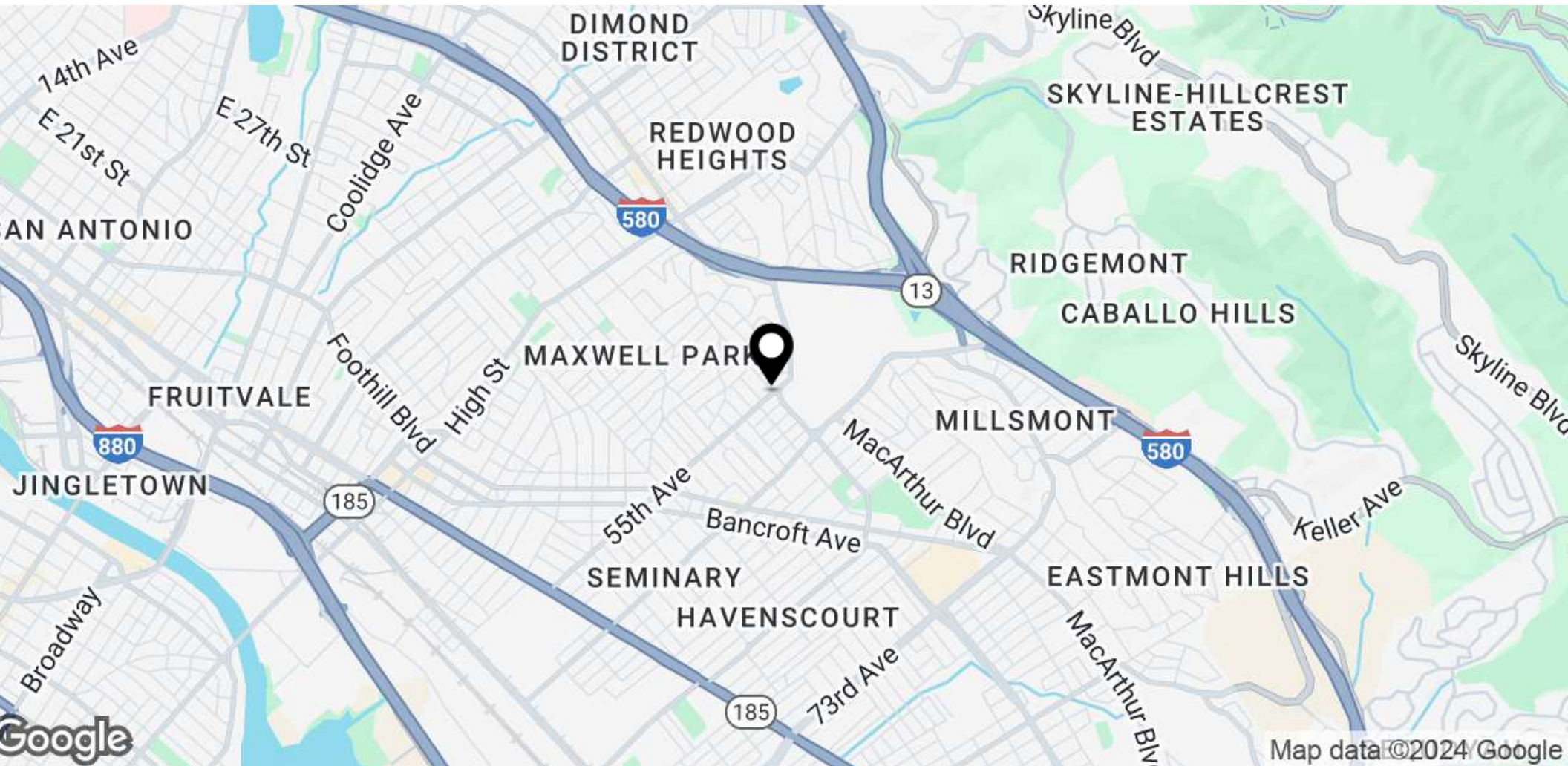
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Location Map

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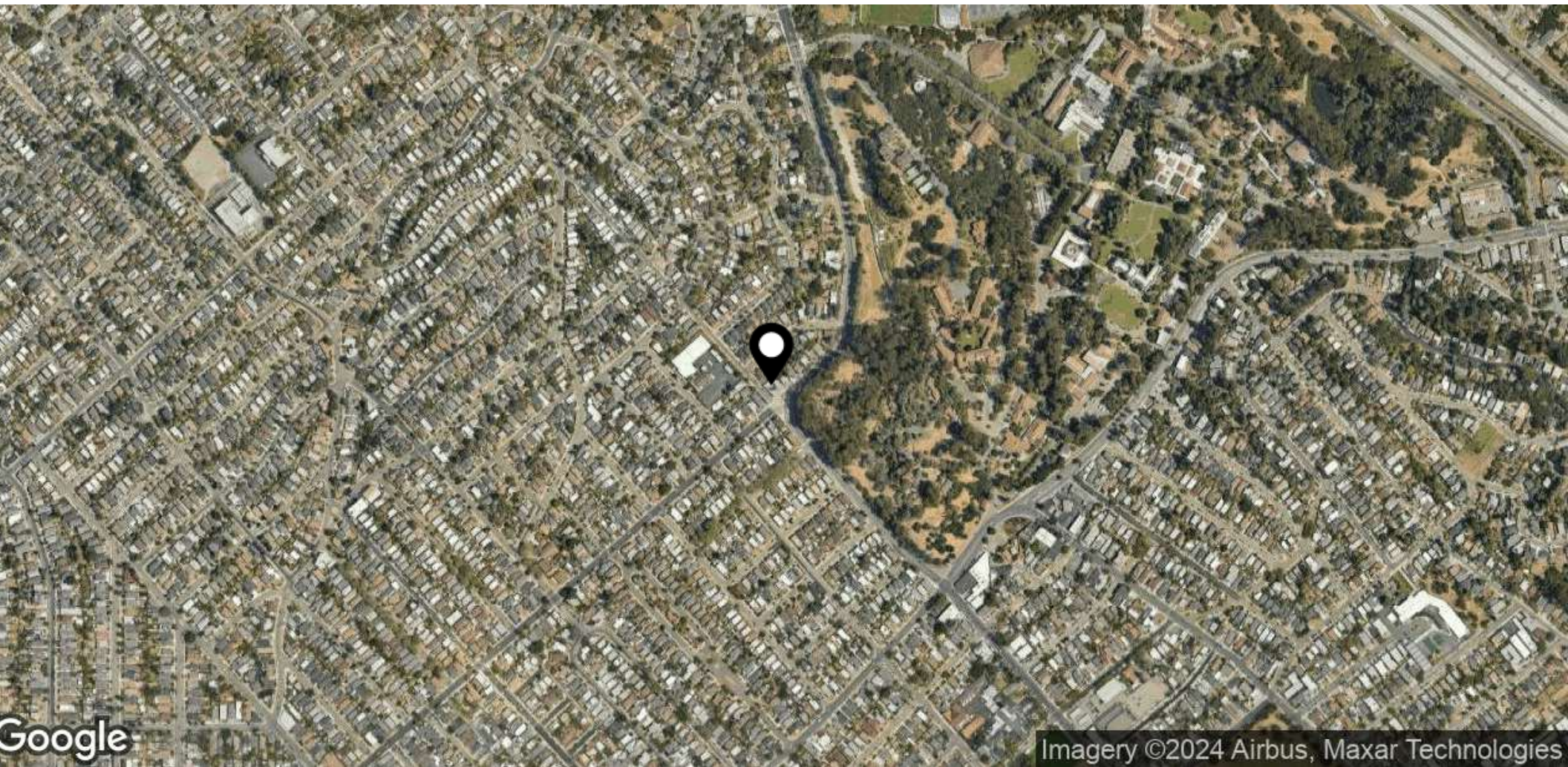
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Aerial Map

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Financial Analysis

Section 3

Financial Summary

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Investment Overview	Current	Market
Price	\$3,500,000	\$3,500,000
Price per SF	\$470	\$470
Price per Unit	\$233,333	\$233,333
GRM	10.82	9.79
CAP Rate	5.71%	6.66%
Total Return (yr 1)	\$91,046	\$124,363
Debt Coverage Ratio	1.51	1.76
Operating Data	Current	Market
Gross Scheduled Income	\$323,364	\$357,360
Total Scheduled Income	\$323,364	\$357,360
Vacancy Cost	\$6,467	\$7,147
Gross Income	\$316,897	\$350,213
Operating Expenses	\$117,082	\$117,082
Net Operating Income	\$199,815	\$233,131
Pre-Tax Cash Flow	\$67,432	\$100,748
Financing Data	Current	Market
Down Payment	\$1,630,000	\$1,630,000
Loan Amount	\$1,870,000	\$1,870,000

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Financial Summary

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Debt Service	\$132,383	\$132,383
Debt Service Monthly	\$11,031	\$11,031
Principal Reduction (yr 1)	\$23,614	\$23,614

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Income & Expenses

FOR SALE

Income Summary	Current	Market
Market Rental Income	-	\$357,360
Vacancy Cost	(\$6,467)	(\$7,147)
Gross Income	\$316,897	\$350,213
Expenses Summary	Current	Market
Property Tax (Est @ 1.3722% x Sale Price)	\$44,111	\$44,111
Special Assessment (Actual)	\$12,148	\$12,148
Insurance (Actual)	\$13,738	\$13,738
PG&E (Actual @ \$608.99/mo)	\$7,308	\$7,308
Garbage (Actual @ \$1741.95/mo)	\$20,903	\$20,903
Maintenance & Repairs (Est. @400/Unit)	\$6,000	\$6,000
Reserve (Est. @250/Unit)	\$3,750	\$3,750
Water (Actual @ \$660.31/mo)	\$7,924	\$7,924
Landscape/Pest	\$1,200	\$1,200
Operating Expenses	\$117,082	\$117,082
Net Operating Income	\$199,815	\$233,131

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Rent Roll

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Suite	Bedrooms	Bathrooms	Rent	Market Rent
1	1	1	\$1,995	\$1,995
2	1	1	\$1,900	\$1,995
3	2	1	\$1,717	\$2,400
4	-	1	\$1,084	\$1,650
5	2	1	\$2,400	\$2,400
6	1	1	\$1,600	\$1,995
7	1	1	\$1,995	\$1,995
8	1	1	\$1,895	\$1,995
9	1	1	\$1,995	\$1,995
10	1	1	\$1,101	\$1,995
11	-	1	\$1,650	\$1,650
12	-	1	\$1,650	\$1,650
14	1	1	\$1,895	\$1,995
15	1	1	\$1,995	\$1,995
16	1	1	\$1,995	\$1,995
Laundry	-	-	\$80	\$80
Totals			\$26,947	\$29,780
Averages			\$1,684	\$1,861

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Sale Comparables

Section 4

Demographics

Section 5

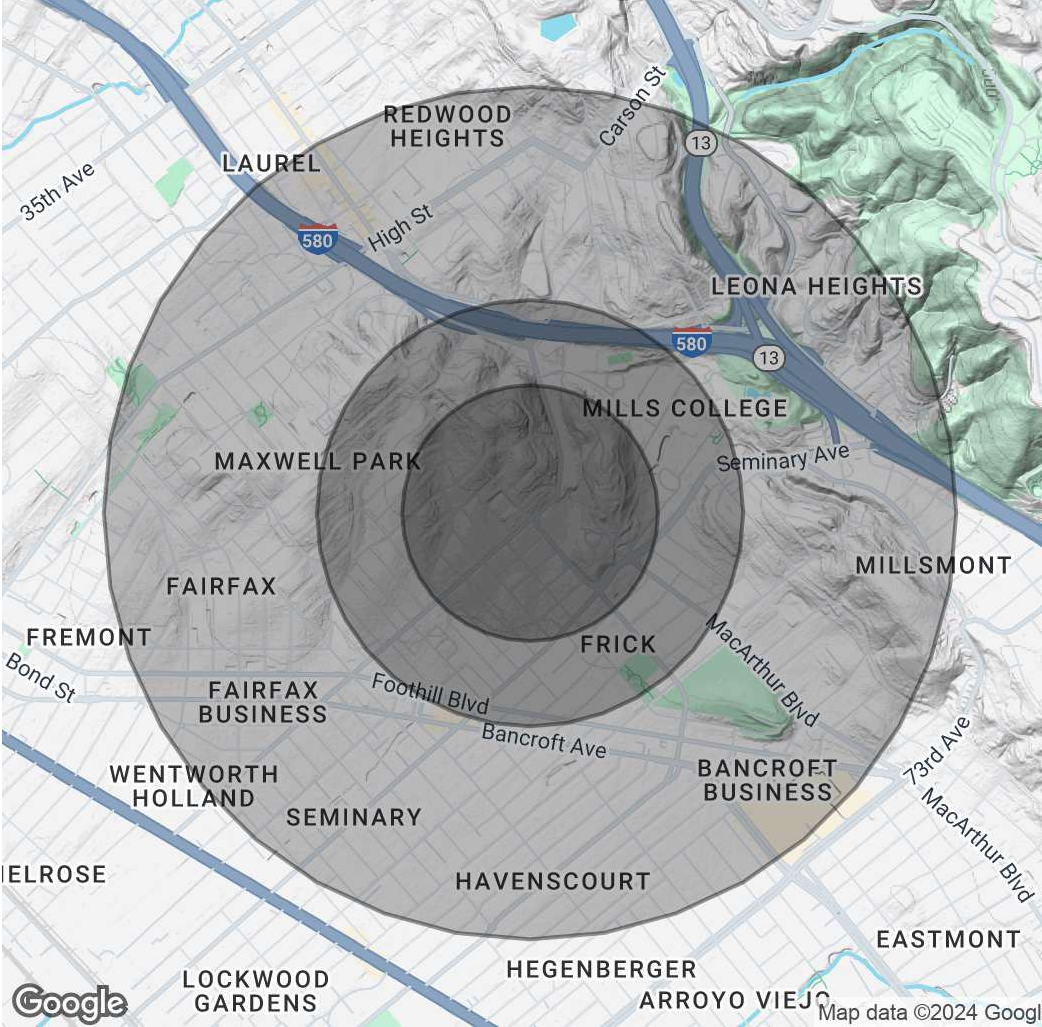
Demographics Map & Report

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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	2,156	6,808	36,478
Average Age	41	41	39
Average Age (Male)	41	40	38
Average Age (Female)	42	42	40

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	787	2,564	12,705
# of Persons per HH	2.7	2.7	2.9
Average HH Income	\$147,325	\$145,680	\$121,564
Average House Value	\$919,145	\$939,450	\$833,892

Demographics data derived from AlphaMap



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