



Offering Memorandum

6 Unit Multifamily offering at \$1.25M

3050 - 3058 DAVIS ST, OAKLAND CA 94601

Unit Count

Total 3,600 SF
0.64 Acres Lot
3 one bedroom/ one bath units
3 two bedroom/one bath units



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COMPASS
COMMERCIAL

Offering Summary

Operations Summary

	MONTHLY	ANNUAL
GROSS RENT	\$7,631.83	\$91,581.96
OTHER INCOME	\$0,000	\$0,000
TOTAL INCOME	\$7,631.83	\$91,581.96
OPERATING EXPENSES	\$	\$
NON-OPERATING EXPENSES	\$0,000	\$0,000
TOTAL EXPENSES	\$	\$
NET OPERATING INCOME	\$	\$

Property Details

ADDRESS	3050-3058 Davis St
PRICE	\$1,250,000
UNITS	6
PRICE/UNIT	\$208,333
RENTABLE SQFT	3,600
CURRENT GRM	0
CURRENT CAP RATE	0%

Rent Roll

3050-3058 DAVIS STREET, OAKLAND CA 94601 (6-UNIT) BUILT 1965

UNIT NUMBER	UNIT TYPE	SQUARE FOOTAGE	CURRENT RENT	AVG. MARKET RENT
3050	2B/1B	610 Sqft	\$851.73	\$2,912
3052	1B/1B	590 Sqft	\$1,840.11	\$2,385
3054	2B/1B	610 Sqft	\$882.23	\$2,912
3056	1B/1B	590 Sqft	\$970.56	\$2,385
3058	1B/1B	590 Sqft	\$887.20	\$2,385
3058A	2B/1B	610 Sqft	\$2,200	\$2,912

YEAR	2025	Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7	Column 8	Column 9	Column 10	Column 11	Column 12	Column 13
ADDRESS	3050 Davis St													
INCOME		06/2025	07/2025	08/2025	09/2025	10/2025	11/2025	12/2025	01/2026	02/2026	03/2026	04/2026	05/2026	TOTAL
\$ 851.73	3050 Davis	\$ 851.73	\$ 851.73	\$ 851.73	\$ 851.73	\$ 851.73	\$ 851.73	\$ 851.73	\$ 851.73	\$ 851.73	\$ 851.73	\$ 851.73	\$ 851.73	\$ 10,220.76
\$ 1,840.11	3052 Davis	\$ 1,825.51	\$ 1,825.51	\$ 1,825.51	\$ 1,825.51	\$ 1,825.51	\$ 1,825.51	\$ 1,825.51	\$ 1,825.51	\$ 1,825.51	\$ 1,825.51	\$ 1,840.11	\$ 1,840.11	\$ 21,935.32
\$ 882.23	3054 Davis	\$ 882.23	\$ 882.23	\$ 882.23	\$ 882.23	\$ 882.23	\$ 882.23	\$ 882.23	\$ 882.23	\$ 882.23	\$ 882.23	\$ 882.23	\$ 882.23	\$ 10,586.76
\$ 970.56	3056 Davis	\$ 970.56	\$ 970.56	\$ 970.56	\$ 970.56	\$ 970.56	\$ 970.56	\$ 970.56	\$ 970.56	\$ 970.56	\$ 970.56	\$ 970.56	\$ 970.56	\$ 11,646.72
\$ 887.20	3058 Davis	\$ 880.16	\$ 880.16	\$ 880.16	\$ 880.16	\$ 880.16	\$ 880.16	\$ 880.16	\$ 880.16	\$ 880.16	\$ 880.16	\$ 887.20	\$ 887.20	\$ 10,583.04
\$ 2,200.00	3058A Davis	\$ 2,200.00	\$ 2,200.00	\$ 2,200.00	\$ 2,200.00	\$ 2,200.00	\$ 2,200.00	\$ 2,200.00	\$ 2,200.00	\$ 2,200.00	\$ 2,200.00	\$ 2,200.00	\$ 2,200.00	\$ 26,400.00
	Late Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Misc Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SECURITY DEPOSIT														
TOTAL INCOME		\$ 7,610.19	\$ 7,610.19	\$ 7,610.19	\$ 7,610.19	\$ 7,610.19	\$ 7,610.19	\$ 7,610.19	\$ 7,610.19	\$ 7,610.19	\$ 7,610.19	\$ 7,617.23	\$ 7,631.83	\$ 91,372.60
EXPENSES		06/2024	07/2024	08/2024	09/2024	10/2024	11/2024	12/2024	01/2025	02/2025	03/2025	04/2025	05/2025	TOTAL
	Management Fees 6%	\$ 456.61	\$ 456.61	\$ 456.61	\$ 456.61	\$ 456.61	\$ 456.61	\$ 456.61	\$ 456.61	\$ 456.61	\$ 457.03	\$ 457.91	\$ 457.91	\$ 5,482.35
	Repairs and Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Payroll / Contractor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Misc	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENSES		\$ 456.61	\$ 456.61	\$ 456.61	\$ 456.61	\$ 456.61	\$ 456.61	\$ 456.61	\$ 456.61	\$ 456.61	\$ 457.03	\$ 457.91	\$ 457.91	\$ 5,482.35
NET INCOME		\$ 7,153.58	\$ 7,153.58	\$ 7,153.58	\$ 7,153.58	\$ 7,153.58	\$ 7,153.58	\$ 7,153.58	\$ 7,153.58	\$ 7,153.58	\$ 7,160.20	\$ 7,173.92	\$ 7,173.92	\$ 85,890.25

ESTIMATED EXPENSES

NEW PROPERTY TAXES (0.00%)	\$17,202
SUPPLEMENTAL TAX (ESTIMATED)	\$0,000
INSURANCE (ESTIMATED)	\$0,000
PGE (ESTIMATED)	\$0,000
WATER (ESTIMATED)	\$0,000
TRASH (ESTIMATED)	\$3,634
MAINTENANCE/REPAIRS (ESTIMATED)	\$0,000
MANAGEMENT FEE 0%	\$0.000
TOTAL EXPENSES	\$0,000
% OF EGI	00,00%



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MAGEN GROUP

TRUST | RESPECT | INTEGRITY

COMPASS

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