OFFERING MEMORANDUM

1142 McKinley Avenue

Oakland, CA 94610 | 13-Unit Multifamily

$2,575,000

7.08% CAP | 8.11 GRM | 13 Units

Bos GROUP

Photos may be AI-enhanced

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Property Summary

Bos Group is proud to present 1142 McKinley Avenue, a 13-unit multifamily property in Oakland's Cleveland Heights neighborhood offered at $2,575,000. The property features a unit mix of (12) 1x1 and (2) Studio as well as one non-conforming Studio with total current in-place monthly income of $26,466.

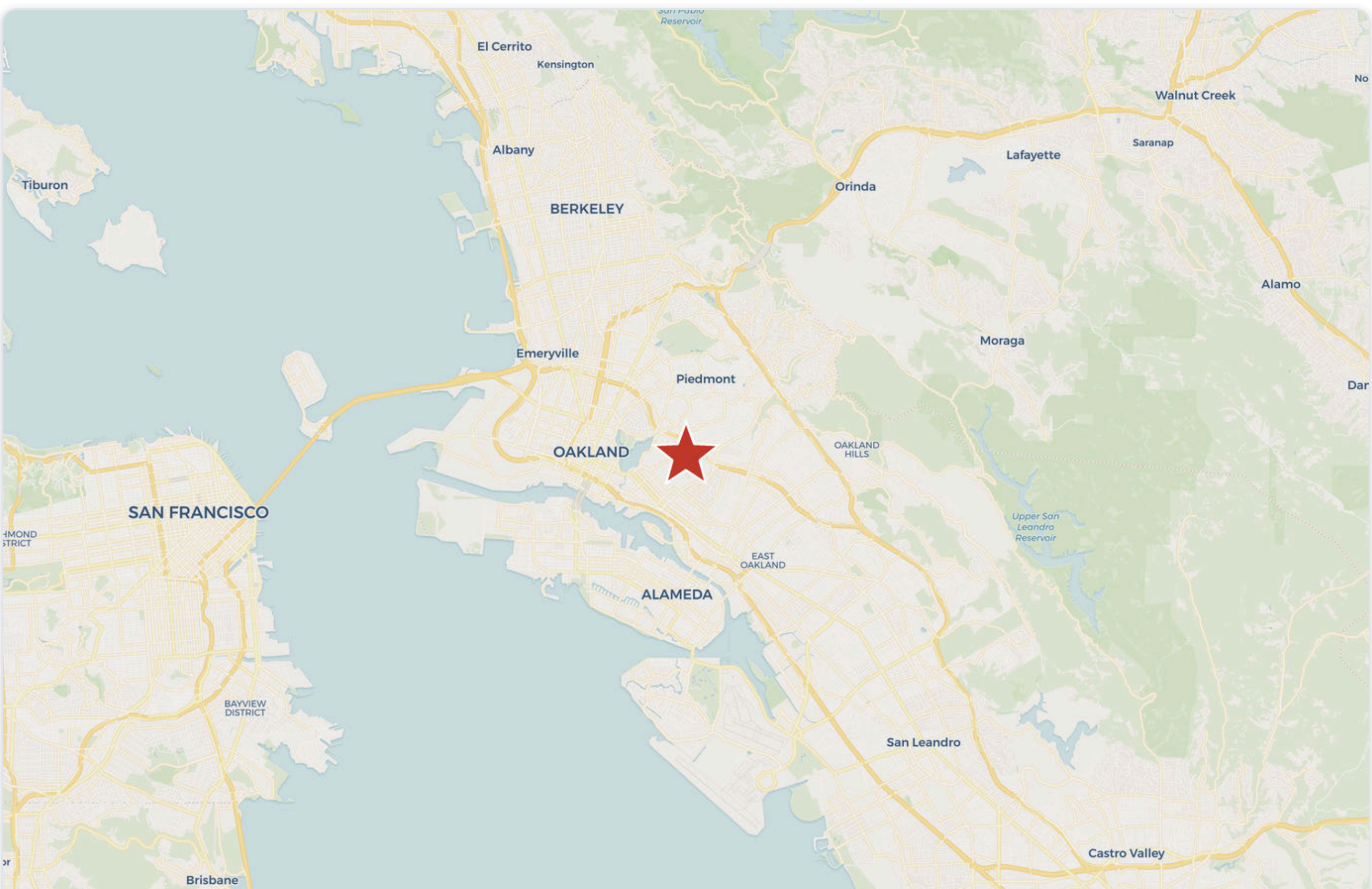
7.08%	8.11	16.0%	$198,077	$246
CAP RATE	GRM	UPSIDE	PRICE / UNIT	PRICE / SF

INVESTMENT HIGHLIGHTS

- 1929 Mediterranean-style building | (12) 1BR + (2) studios
- 7.08% current CAP | 8.11 GRM on strong in-place income
- 16.00% rent upside to market | mark-to-market on turnover

LOCATION

- Lake Merritt BART ~1.5 mi (Blue/Green/Orange lines); AC Transit bus service on Lakeshore Ave
- Interstate 580 immediately north; I-880 access; ~2 mi to Downtown Oakland
- Blocks to Lake Merritt, Grand Lake and Lakeshore dining



Investment Summary

Price	**$2,575,000**
Down payment (35%)	$901,250
Number of units	13
Price / unit	$198,077
Square feet	10,486
Cost / sq. foot	$246
CAP - Current	7.08%
CAP Rate - Pro Forma	8.69%
GRM - Current	8.11
GRM - Pro Forma	6.99
Year built	1929
Lot size	4,570 SF

First loan	$1,673,750
Interest rate (5yr fixed)	6.10%
Amortization	30 years
Monthly payment	$10,143
Annual debt service	$121,714
Debt coverage ratio (DSCR)	1.50

Pricing based on recommended list price. Buyer to verify all financial information independently.

Income Summary

Rent Roll

UNIT	TYPE	RENT	MARKET RENT	MOVE-IN DATE	NOTES
1	1x1	$1,410	$2,275	09/2005	$120 off for grounds keeping
2	1x1	$2,275	$2,275	08/2026	$75 for utilities
3	1x1	$2,095	$2,275	12/2024	$75 for parking total of 2095
4	1x1	$2,030	$2,275		$75 for parking total 2030
5	1x1	$2,050	$2,275	07/2022	$75 for parking total 2050
6	1x1	$2,070	$2,275	07/2020	$75 for parking total 2070
7	1x1	$1,416	$2,275	08/2003	$75 for parking total 1416
8	1x1	$2,195	$2,275	12/2022	
9	1x1	$2,070	$2,275	09/2022	
10	1x1	$1,970	$2,275		Section 8 pays $1212 + $758
11	1x1	$2,025	$2,275	08/2022	
12	1x1	$2,100	$2,275	07/2026	
13	Studio	$1,440	$1,700		
14	Studio	$1,320	$1,700		Non Conforming
Monthly Total		$26,466	$30,700		
Annual Total		$317,592	$368,400		

Rent roll data provided by property owner. Market rents based on comparable units in the area.

Expense Summary

EXPENSE		CURRENT	PRO FORMA
New Property Taxes	1.2779% tax rate	$32,906	$32,906
Special Assesments	$938 /unit	$12,197	$12,197
Insurance	$1,264 /unit	$16,430	$16,430
Utilities	$3,589 /unit	$46,660	$46,660
Landscaping/Supplies	$152 /unit	$1,970	$1,970
Repairs & Maintenance	$800 /unit	$10,400	$10,400
Business Tax & Rent Board Fees***	$399 /unit	$5,188	$5,773
Total expenses	$9,673 /unit	$125,751	$126,336
% of EGI		40.82%	36.10%

1. *Expenses based on owner-provided financials and market estimates. Buyer to verify all expense information.*
2. *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.*
3. *Property tax figures shown are recalculated based on the asking price.*

Financial Overview

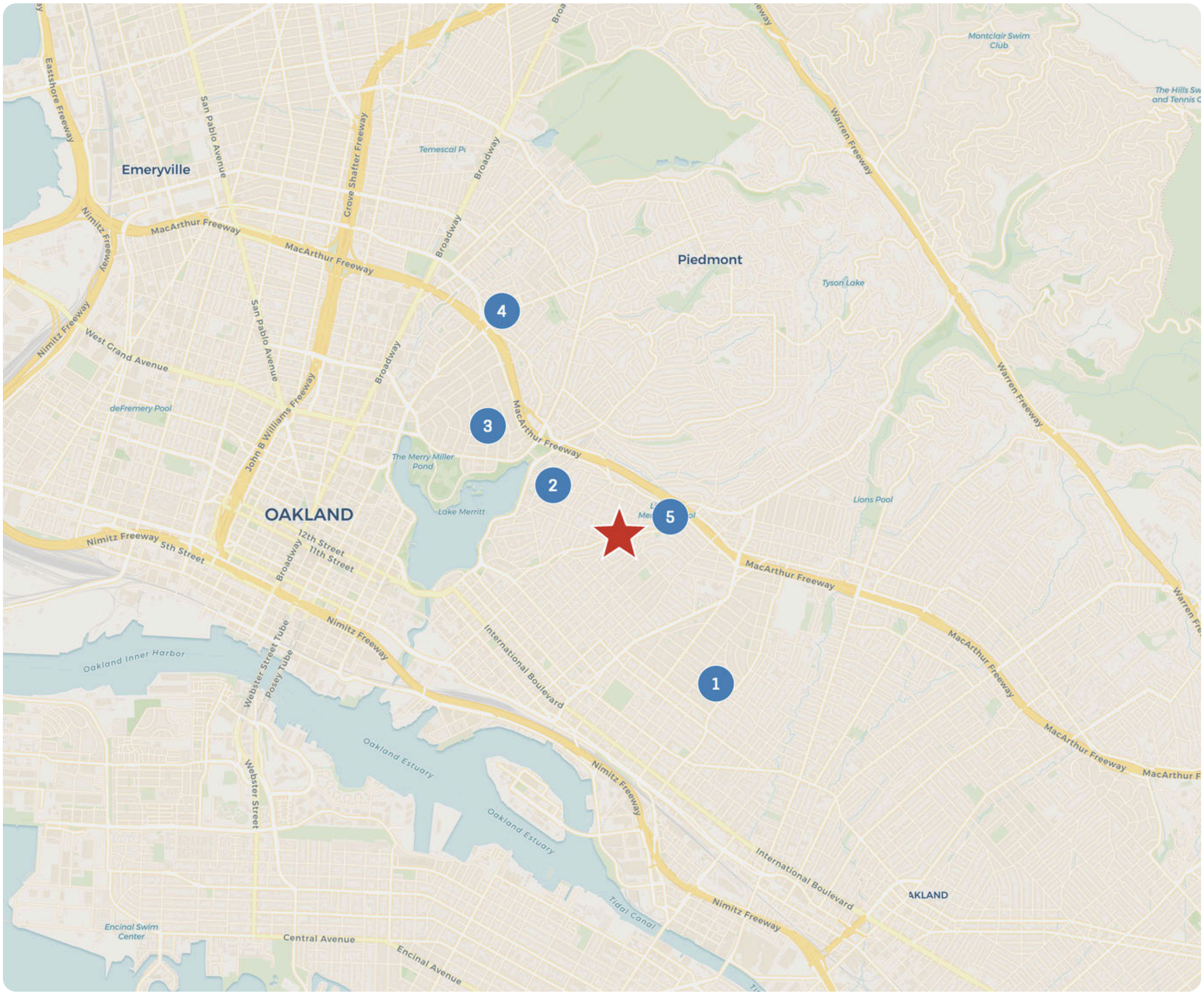
ANNUALIZED OPERATING DATA		CURRENT		PRO FORMA
Potential gross rent		$368,400		$368,400
Loss to lease	16.00%	($50,808)		$0
Scheduled gross income		$317,592		$368,400
Less vacancy rate	3.00%	($9,528)	5.00%	($18,420)
Effective gross income		$308,064		$349,980
Less expenses		($125,751)		($126,336)
Net operating income		$182,313		$223,644
Debt service		($121,714)		($121,714)
Net cash flow after debt service	6.72%	$60,599	11.31%	$101,930
Loan principal reduction		$20,173		$20,173
Total investment return	8.96%	$80,772	13.55%	$122,103

** Based on recommended list price. **

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

Sales Comparables

NO.	PROPERTY ADDRESS	SALE PRICE	DATE	BLDG SF	UNITS	GRM	CAP	$/UNIT	$/SF
1	2216 E 23rd St	$1,300,000	04/2026	5,088	6	9.51	7.51%	$216,667	$256
2	498 Capital St	$1,315,000	01/2026	4,488	5	11.58	6.30%	$263,000	$293
3	376 Staten Ave	$2,600,000	11/2025	9,762	12	9.43	6.66%	$216,667	$266
4	561 Oakland Ave	$4,800,000	06/2025	24,960	22	8.61	6.47%	$218,182	$192
5	33 Home Place E	$1,375,000	Pending	5,019	5	8.72	8.06%	$275,000	$274
	AVERAGE	$2,278,000		9,863	10	9.57	7.00%	$237,903	$256
	1142 McKinley Avenue	$2,575,000		10,486	13	8.11	7.08%	$198,077	$246



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 multi-family 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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