



MAGNIFY



SHATTUCK COURT APARTMENTS

EXECUTIVE SUMMARY

INVESTMENT OVERVIEW FOR 6563 SHATTUCK AVE

We are pleased to present the Shattuck Court Apartments, a pride-of-ownership 8-unit multifamily property located in the desirable North Oakland submarket. Built in 1959, this well-maintained motel-style building features eight 1-bedroom, 1-bathroom units, each updated within the past decade. The property offers 3,432 square feet of rentable space on a 5,250 square foot lot, making it a manageable and efficient investment.

Recent capital improvements include a new roof installed in 2015, dual-pane windows throughout, and an attractive landscaping upgrade completed in 2020, enhancing the property's curb appeal and outdoor common areas. The interiors of each unit have seen thoughtful updates over the years, providing comfortable and functional living spaces that attract stable tenancy.

Ideally located just three blocks from the Ashby BART Station and only 1.4 miles from UC Berkeley, the property offers excellent access to regional transit, major employment centers, and educational institutions. Its close proximity to Downtown Berkeley, along with a host of nearby cafes, shops, and neighborhood conveniences, makes it highly appealing to a wide renter base, including students, young professionals, and long-term residents.

With quality improvements, a walkable and transit-connected location, and continued upside in rental income, 6563 Shattuck Avenue represents a rare opportunity to acquire a turnkey asset in one of the East Bay's most sought-after neighborhoods.

KEY DETAILS

ADDRESS	6563 Shattuck Ave
CITY	Oakland
YEAR BUILT	1959
UNITS	8
BUILDING SF	3,432
LOT SF	5,250
OCCUPANCY	100%
APN #	016-1428-008

KEY METRICS

PRICE	\$1.42M
CURRENT CAP RATE	6.0%
PRO FORMA CAP	7.5%
CURRENT GRM	9.7
PRO FORMA GRM	8.5
PRICE/UNIT	\$177.5K
PRICE/BUILDING SF	\$414
PRICE/LAND SF	\$270

KEY FINANCIALS

NET OPERATING INCOME	\$85.8K
LOAN AMOUNT	\$852K
LOAN-TO-VALUE (LTV%)	60%
DEBT COVERAGE RATIO	1.40
ANNUAL SERVICE DEBT ¹	\$61.3K
NET CASH FLOW AFTER DEBT	\$24.5K
TOTAL RETURN	\$35K
TOTAL RETURN (%)	6.2%

¹Debt Service calculation assumes 6.0% Interest Rate and 5 year fixed amortization schedule



The background of the slide features a panoramic view of a city skyline, likely San Francisco, seen from across a body of water. The skyline includes numerous skyscrapers and buildings, with hills visible in the distance under a blue sky with scattered clouds. The water in the foreground is calm and blue.

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- II. LOCATION OVERVIEW
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- IV. SALE COMPS
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6563 SHATTUCK AVE
OAKLAND, CA



I. PROPERTY DETAILS

A. PROPERTY
DESCRIPTION

B. PROPERTY
PHOTOS



PROPERTY DESCRIPTION



ROOF
Flat Tar/Gravel



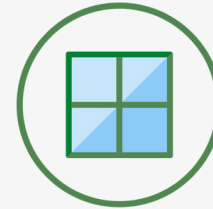
FLOORING
Ceramic Tile
& Carpet



CONSTRUCTION
Wood Frame



LAUNDRY
On-site Coin-
Operated



WINDOWS
Dual-Pane



HEATING
Gas Wall
Furnaces



APPLIANCES
Electric
Black/White



PATIOS/COUTYARDS
Private Backyard
Patios—Downstairs Units

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



An aerial photograph of a city, likely Seattle, showing a mix of residential and commercial buildings, green spaces, and a large body of water in the distance. A dark, semi-transparent rectangular overlay covers the left and center portions of the image, serving as a background for the text.

II. LOCATION STRATEGY

A. REGIONAL AND
LOCAL OVERVIEW

B. CITY OVERVIEW

C. CITY
DEMOGRAPHICS



REGIONAL & LOCAL OVERVIEW



Over 7.34 million residents and the highest percentage of graduate and professional degrees in the nation.



Home to 29 Fortune 500 companies, and 32 companies which have been included on Inc. 500's list of fastest growing private companies.



A Superb quality of life with a Mediterranean climate, world-class cultural resources, and the stunning natural beauty of the Pacific Ocean and the Sierra Nevada Mountains.



The highest concentration of venture capital firms in the world which have invested an average of \$10 billion annually in 1,100 local area firms.



Proximity to outstanding education and research institutions at Stanford University, UC Berkeley, UC Davis, University of San Francisco, Santa Clara University, and San Jose State University.

OAKLAND

OVERVIEW

As the Bay Area's third-largest city, Oakland offers a unique blend of cultural vibrancy, economic diversity, and strategic location. With direct access to San Francisco via BART, a major port, and proximity to tech corridors, Oakland is a key player in the region's growth—making it a compelling choice for investors seeking both scale and opportunity.

Oakland is experiencing a wave of urban renewal, with strategic investments reshaping its skyline and neighborhoods. From adaptive reuse of historic buildings to large-scale residential and commercial developments, the city is fostering a vibrant, mixed-use environment. These changes are attracting a new generation of residents and businesses, fueling demand across retail, housing, and office sectors.

Oakland offers accessible entry points for investors while still benefiting from the Bay Area's economic engine. Its diverse housing stock, strong rental market, and growing tech presence position it as a high-upside market with long-term growth potential.

OAKLAND

DEMOGRAPHICS*

*Metrics as of 2023

POPULATION ESTIMATE

438K

MEDIAN HOUSEHOLD INCOME

\$97.3K

MEDIAN PROPERTY VALUE

\$925K

NUMBER OF EMPLOYEES

232K

III. FINANCIALS

A. RENT ROLL

B. UNIT MIX

C. FINANCIAL OVERVIEW

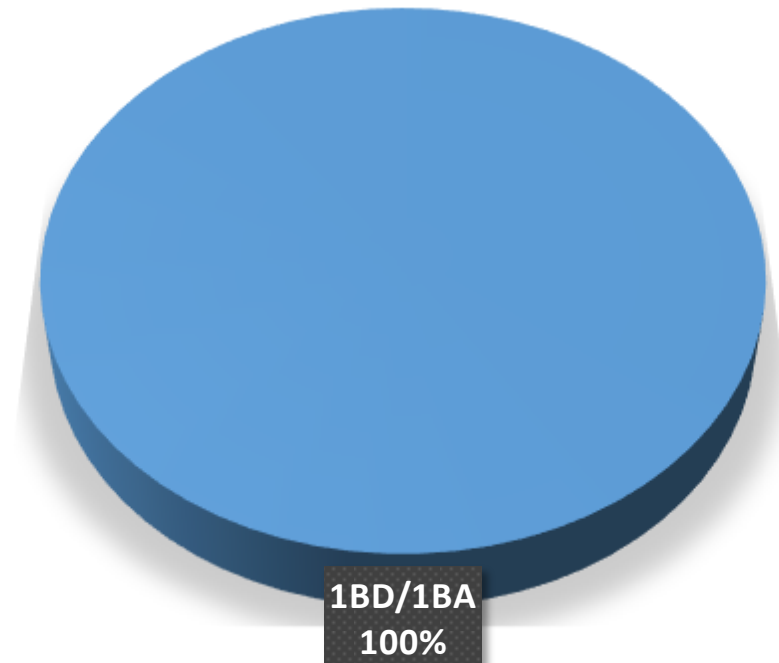


RENT ROLL

Unit #	Unit Type	Square Feet	Current Rent	Market Rent
1	1BD/1BA	429	\$1,400	\$1,750
2	1BD/1BA	429	\$1,650	\$1,750
3	1BD/1BA	429	\$1,600	\$1,750
4	1BD/1BA	429	\$1,264	\$1,750
5	1BD/1BA	429	\$1,431	\$1,750
6	1BD/1BA	429	\$1,600	\$1,750
7	1BD/1BA	429	\$1,650	\$1,750
8	1BD/1BA	429	\$1,600	\$1,750
<i>8 UNITS</i>	<i>ALL</i>	<i>3,432</i>	<i>\$12,195</i>	<i>\$14,000</i>

UNIT MIX

Unit Type	% of Units	# of Units	Avg Square Feet	Avg Current Rent	Avg Market Rent
1BD/1BA	100%	8	429	\$1,524	\$1,750
Grand Total	100%	8	429	\$1,524	\$1,750



FINANCIAL OVERVIEW

Key Metrics	Current	Monthly	Pro Forma	Monthly	Notes
REVENUES					
Gross Potential Rent	\$146,340	\$12,195	\$168,000	\$14,000	
Laundry Income	\$2,400	\$200	\$2,400	\$200	Est. - \$25/mo per unit
Gross Potential Income	\$148,740	\$12,395	\$170,400	\$14,200	
Vacancy	\$4,390	\$366	\$5,040	\$420	Assumed 3% Vacancy
Effective Gross Income	\$144,350	\$12,029	\$165,360	\$13,780	
EXPENSES					
Real Estate Taxes	\$17,896	\$1,491	\$17,896	\$1,491	Estimated on list price
Special Tax & Assessments	\$7,022	\$585	\$7,022	\$585	Actual - \$7021.6/yr
Insurance	\$5,758	\$480	\$5,758	\$480	Per Insurance Quote
Utilities	\$19,024	\$1,585	\$19,024	\$1,585	Actual - 2024
Licenses & Permits	\$3,876	\$323	\$3,876	\$323	Actual - 2024
Misc.	\$1,000	\$83	\$1,000	\$83	Actual - 2024
Repairs & Maintenance	\$4,000	\$333	\$4,000	\$333	Est. - \$500/unit/yr
Total Expenses	\$58,576	\$4,881	\$58,576	\$4,881	
Expense Ratio (%EGI)	41%		35%		
PROFITS AND CASH FLOW					
Net Operating Income (NOI)	\$85,774	\$7,148	\$106,784	\$8,899	
Loan Payment	\$61,298	\$5,108	\$61,298	\$5,108	
Net Cash Flow	\$24,476	\$2,040	\$45,486	\$3,791	
Cash-on-Cash Return (%)	4.3%		8.0%		
Loan Reduction	\$10,463	\$872	\$10,463	\$872	
Total Return	\$34,939	\$2,912	\$55,949	\$4,662	
Return on Investment (ROI)	6.2%		9.9%		

IV. SALES COMPS

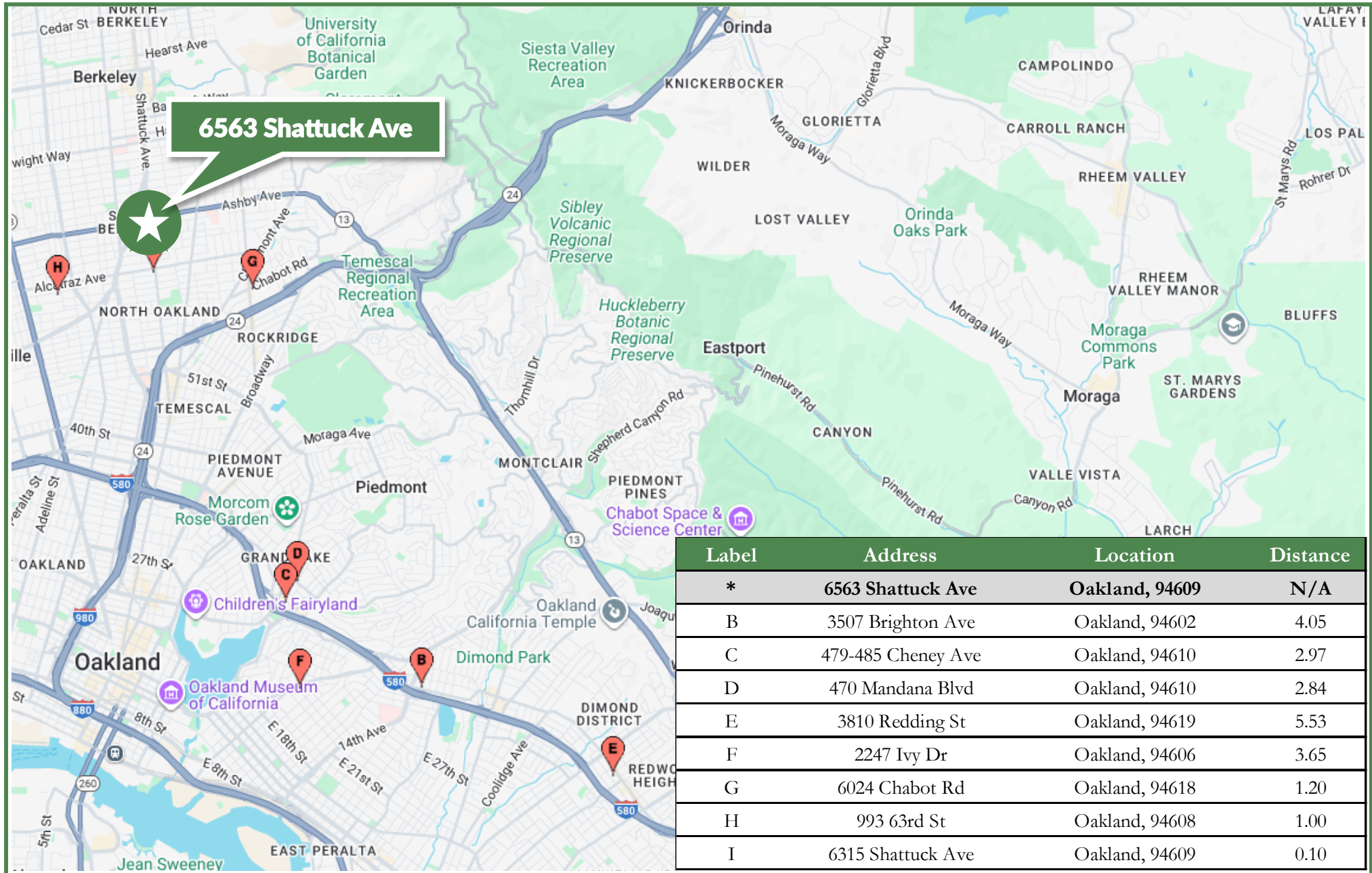
A. MAP

B. KEY DETAILS

C. KEY METRICS



MAP OF SALE COMPS



KEY DETAILS FOR SALE COMPS

Key Details									
Address	City & Zip	Distance (mi)	Price	Units	Unit Mix	Building SF	Land SF	Built	Sale Date
6563 Shattuck Ave	Oakland, 94609	Subject Property	\$1,420,000	8	8(1BD/1BA)	3,432	5,250	1959	Subject Property
3507 Brighton Ave	Oakland, 94602	4.05	\$2,085,000	8	4 (1BD/1BA) 4 (2BD/1BA)	7,428	6,400	1950	12/9/2024
479-485 Cheney Ave	Oakland, 94610	2.97	\$2,775,000	12	12 (1BD/1BA)	9,437	10,500	1919	12/30/2024
470 Mandana Blvd	Oakland, 94610	2.84	\$3,140,000	10	1 (S) 7 (1BD/1BA) 2 (2BD/1BA)	9,332	10,000	1923	10/25/2024
3810 Redding St	Oakland, 94619	5.53	\$1,800,000	6	4 (2BD/1BA) 2 (3BD/1BA)	6,438	10,290	1966	12/19/2024
2247 Ivy Dr	Oakland, 94606	3.65	\$1,050,000	5	2 (1BD/1BA) 3 (2BD/1BA)	5,568	5,000	1941	12/27/2024
6024 Chabot Rd	Oakland, 94618	1.20	\$2,093,500	6	4 (1BD/1BA) 2 (3BD/1BA)	6,085	8,325	1919	5/9/2025
993 63rd St	Oakland, 94608	1.00	\$1,575,000	6	5 (2BD/1BA) 1 (3BD/2BA)	5,294	8,120	1965	3/17/2025
6315 Shattuck Ave	Oakland, 94609	0.10	\$1,760,000	8	8 (1BD/1BA)	3,432	4,700	1959	7/18/2022

KEY METRICS FOR SALE COMPS

Key Metrics								
Address	Cap Rate	GRM	Price/Unit	Norm. PPU	Price/SF	Price/LSF	Avg Unit	Additional Notes
6563 Shattuck Ave	6.0%	9.7	\$177,500	\$177,500	\$414	\$270	429	N/A
3507 Brighton Ave	6.9%	9.4	\$260,625	\$226,630	\$281	\$326	929	2-Story Building; Each unit w/ own water, PGE meters
479-485 Cheney Ave	7.0%	9.0	\$231,250	\$231,250	\$294	\$264	786	Two multi family buildings on separate lots
470 Mandana Blvd	6.3%	9.9	\$314,000	\$301,923	\$336	\$314	933	2-Story Building; Large Units
3810 Redding St	N/A	N/A	\$300,000	\$211,765	\$280	\$175	1,073	2-Story Building; Updated w/ new flooring, granite countertops, tile, dishwashers, and dual pane windows
2247 Ivy Dr	7.3%	8.9	\$210,000	\$177,966	\$189	\$210	1,114	2-Story Building; Updated w/ new flooring, granite countertops, dishwashers, & dual pane windows
6024 Chabot Rd	N/A	N/A	\$348,917	\$286,781	\$344	\$251	1,014	2-Story Building
993 63rd St	6.7%	9.5	\$262,500	\$193,252	\$298	\$194	882	2-Story Building; Updated electrical service; 5 fully remodeled units
6315 Shattuck Ave	N/A	N/A	\$220,000	\$220,000	\$513	\$374	429	2-Story Building; Same Architecture as 6563 Shattuck

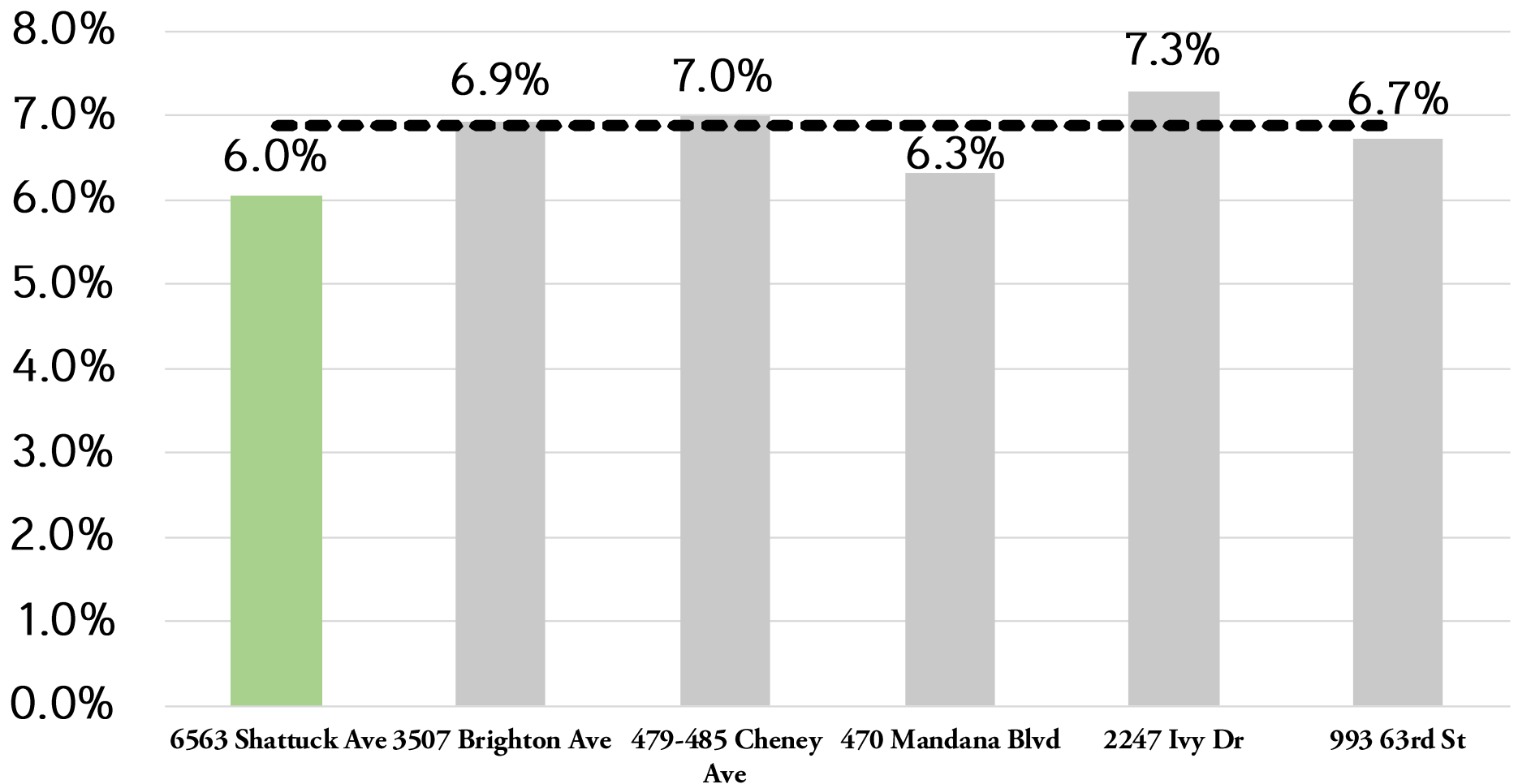
IV. SALE COMPS ANALYSIS

- A. CAP RATE
- B. PRICE / UNIT
- C. NORMALIZED PRICE / UNIT
- D. PRICE / SF
- E. PRICE / LAND SF
- F. GROSS RENT MULTIPLE



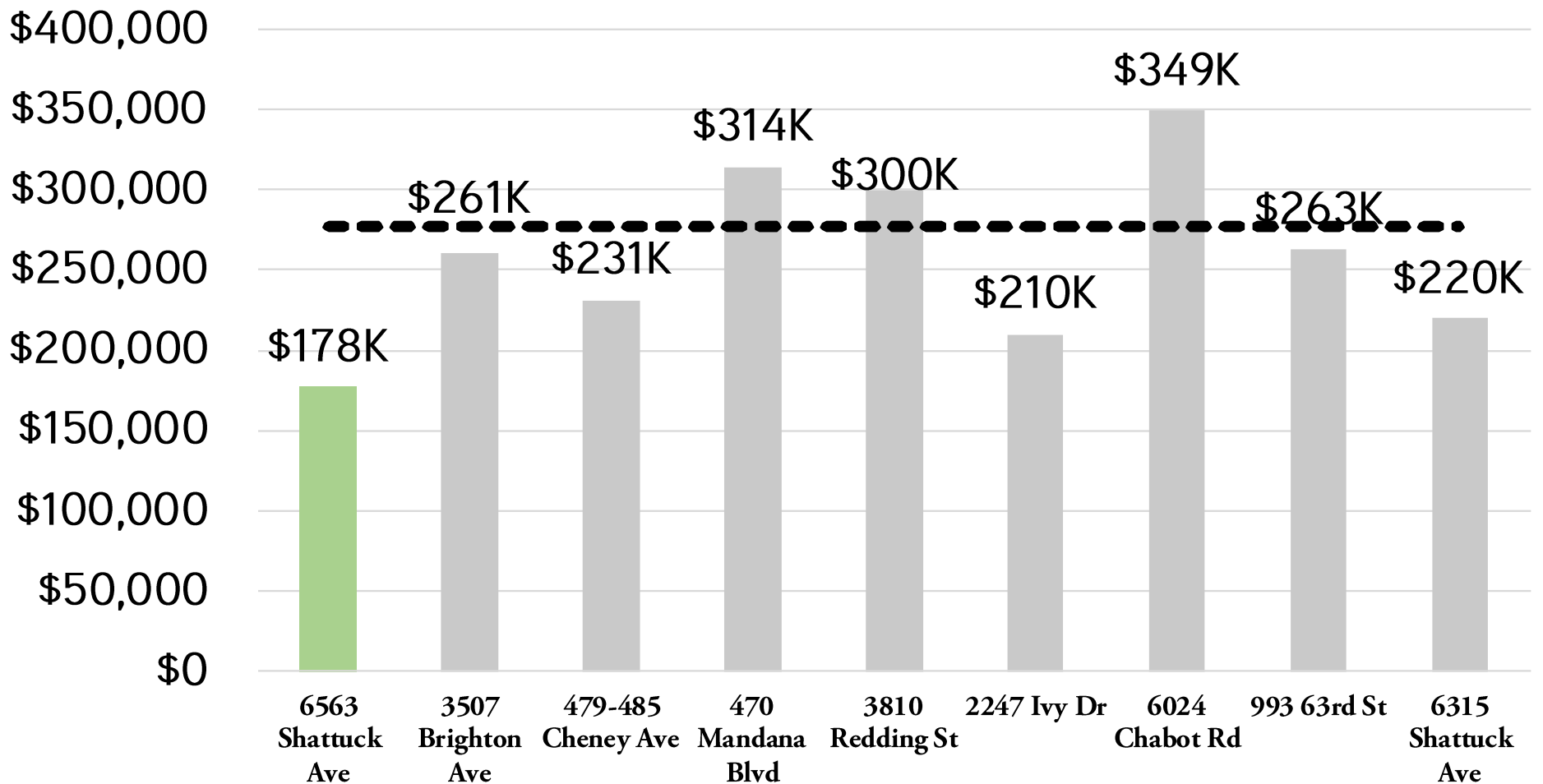
SALE COMPS ANALYSIS

CAP RATE
AVERAGE : 6.9%



SALE COMPS ANALYSIS

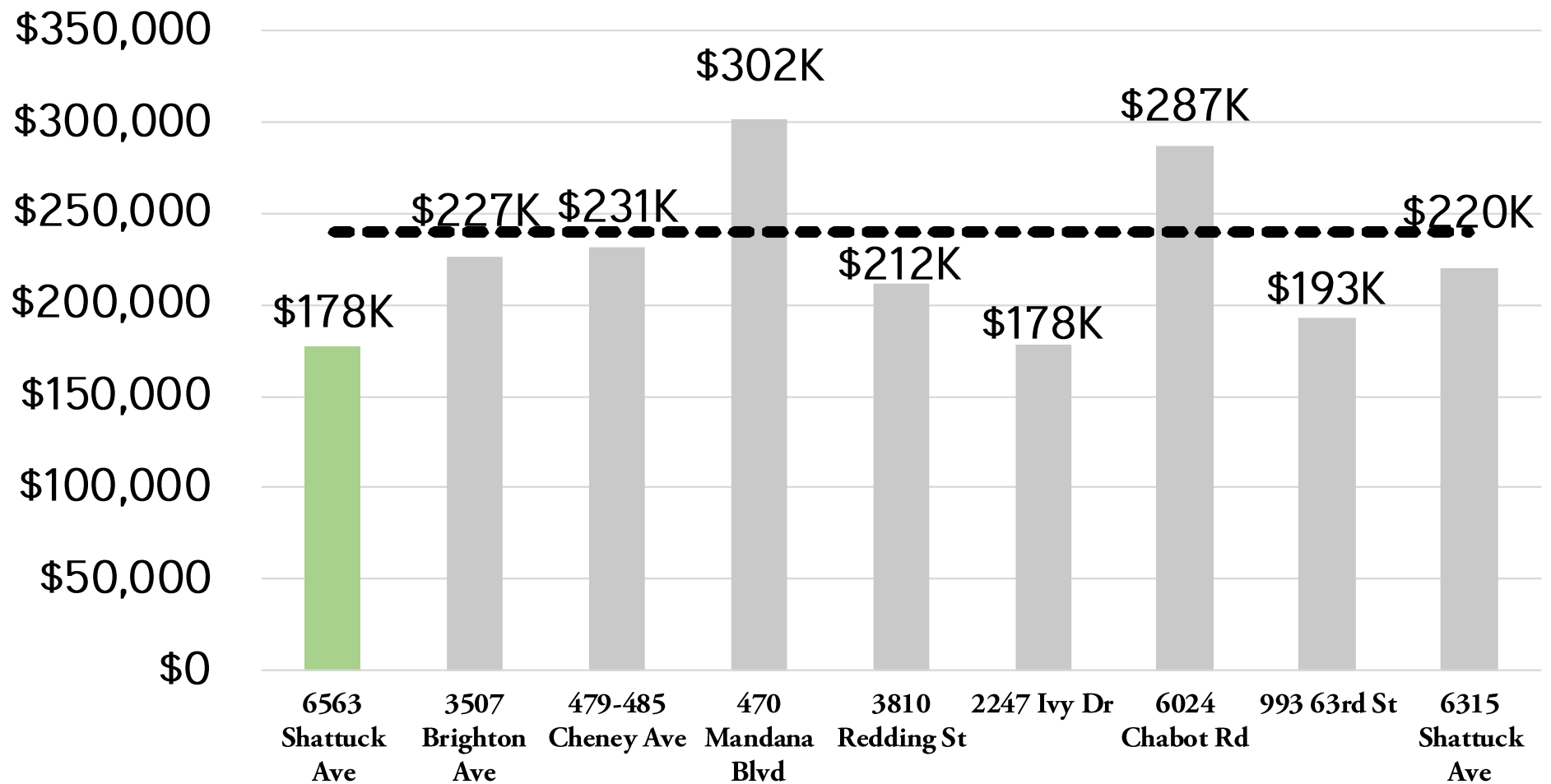
PRICE PER UNIT AVERAGE : \$277K



SALE COMPS ANALYSIS

NORMALIZED PRICE PER UNIT*

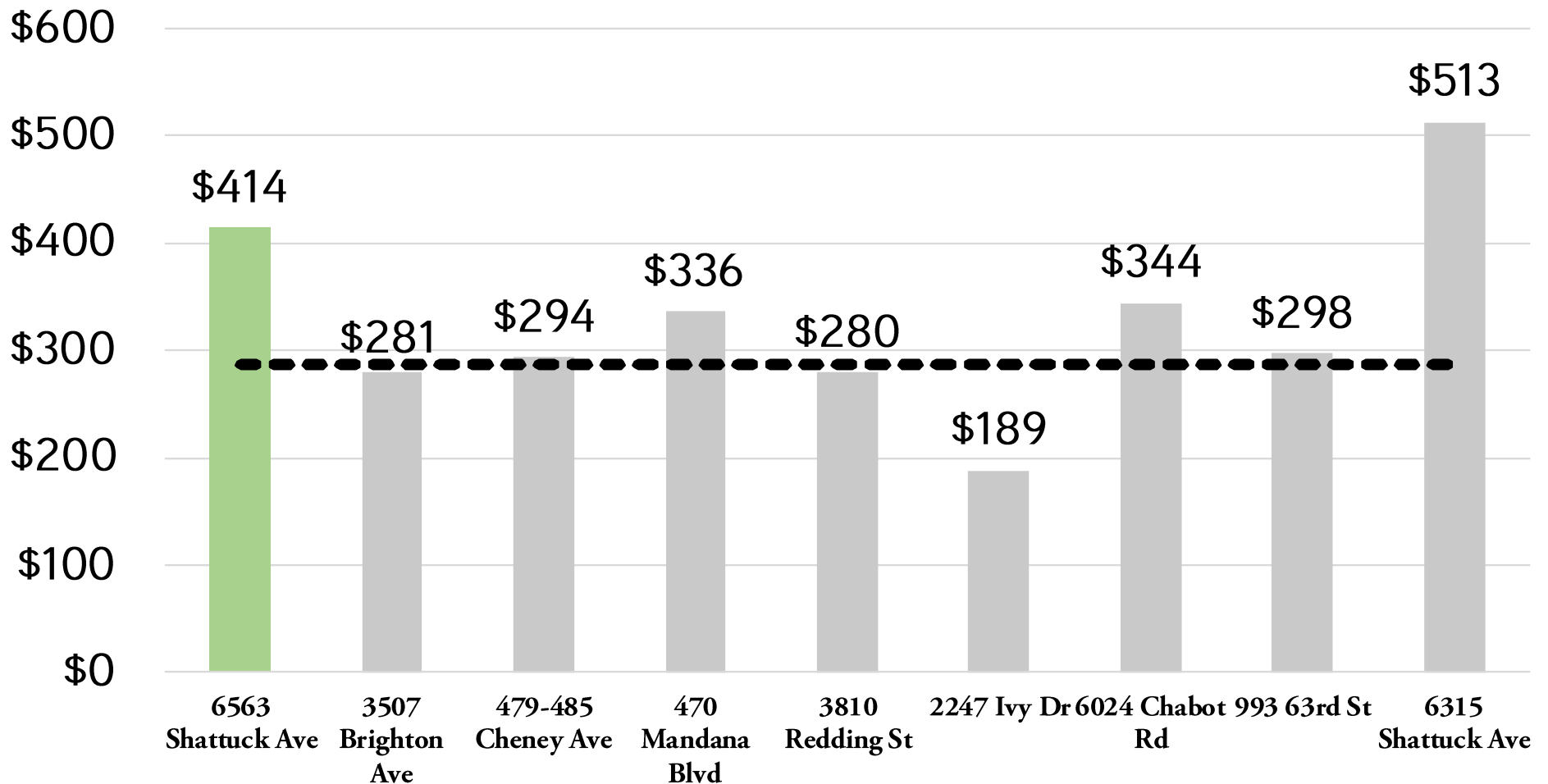
AVERAGE : \$239K



*Normalized price per unit adjust for the number of bedrooms (as # of bedrooms increases, norm PPU decreases). Better unit mix = lower normalized PPU

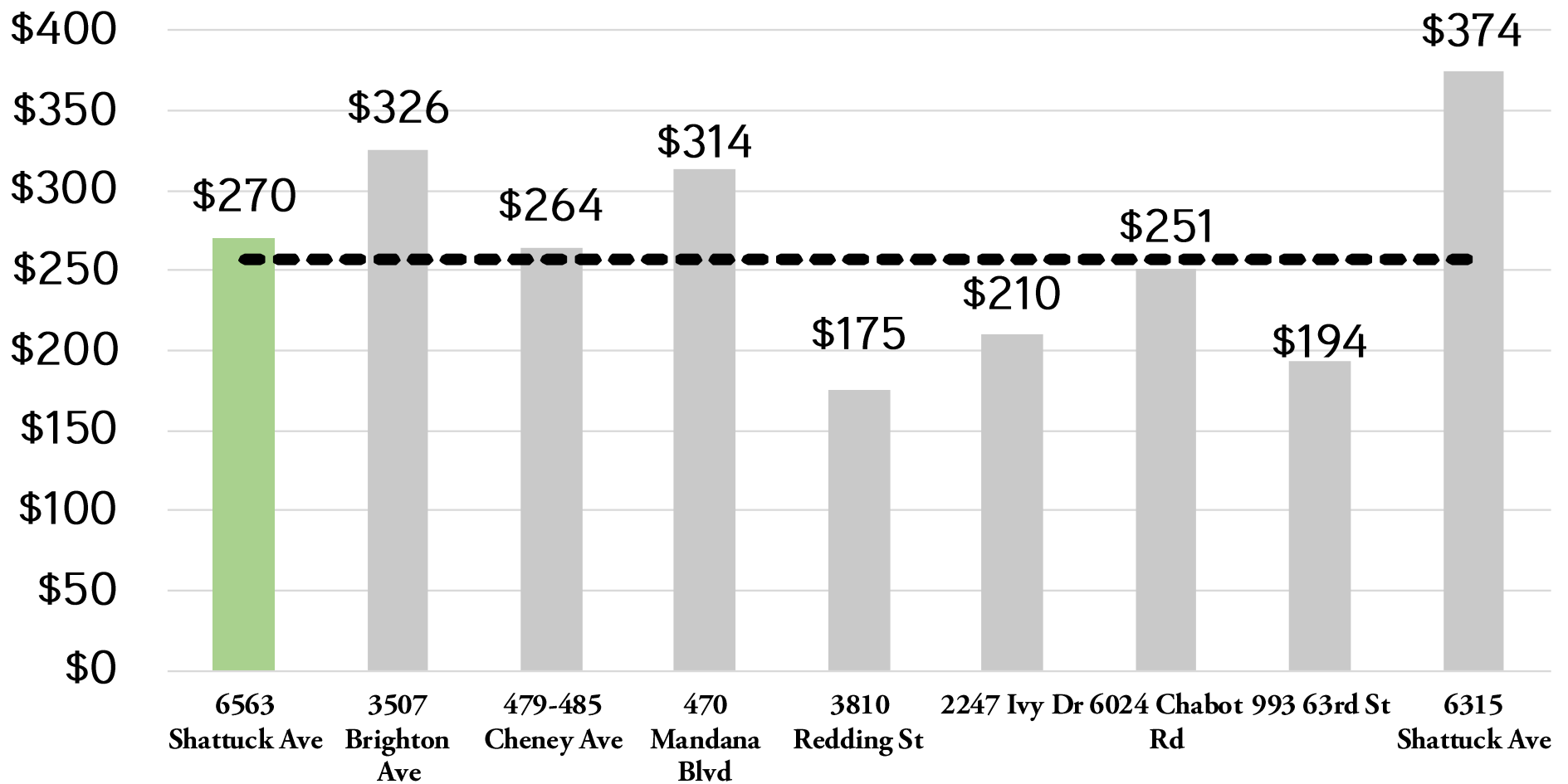
SALE COMPS ANALYSIS

PRICE / SQ FT
AVERAGE : \$287



SALE COMPS ANALYSIS

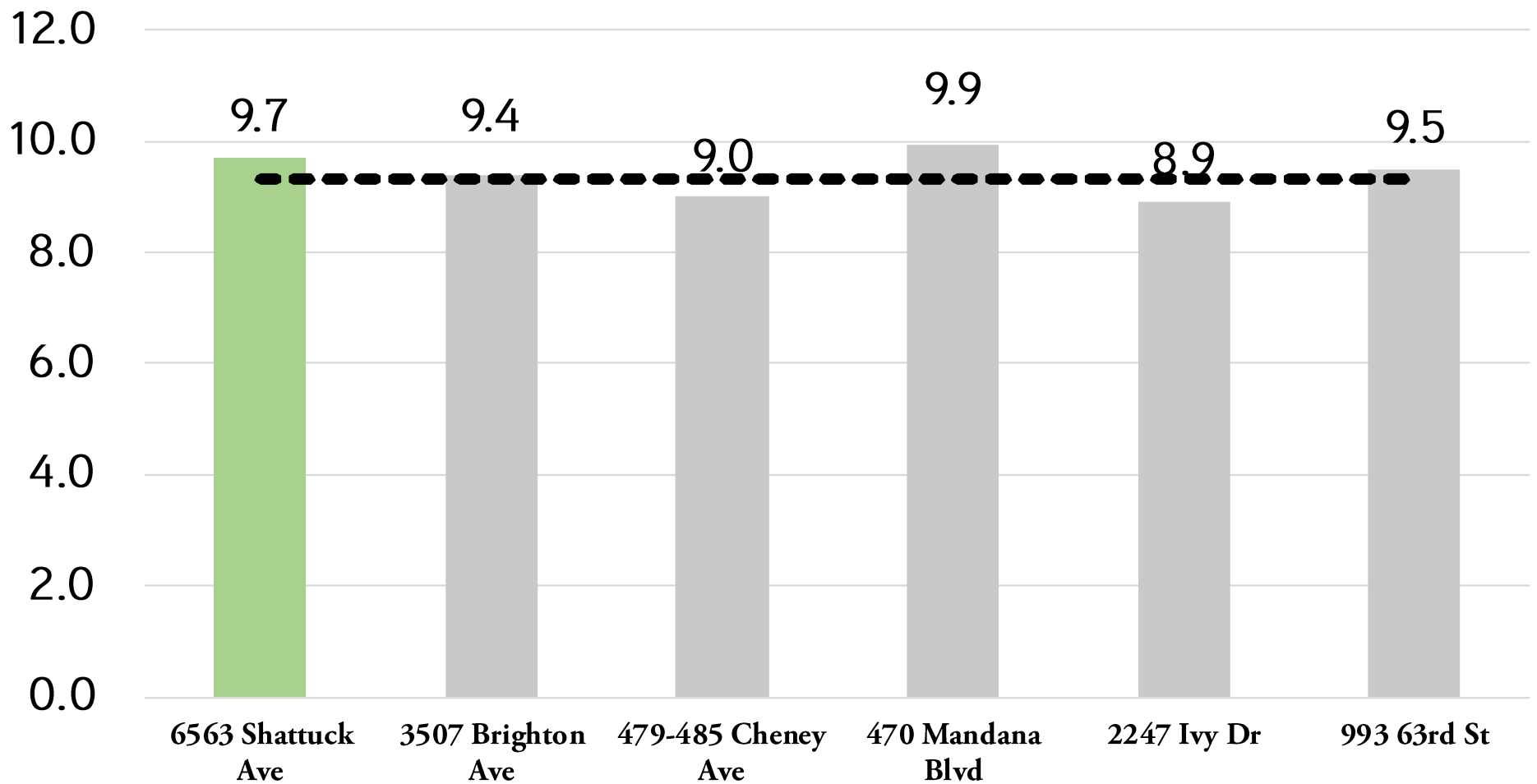
PRICE / LAND SQ FT
AVERAGE : \$257



SALE COMPS ANALYSIS

GRM

AVERAGE : 9.3



CONFIDENTIALITY AGREEMENT

This Confidential Offering Memorandum (the “Memorandum”) has been prepared and presented to the recipient (the “Recipient”) by Magnify Real Estate (“Magnify”) as part of Magnify’s efforts to market the real property for sale. Magnify is the exclusive agent and broker for the owner(s) of the Property (the “Owner”). Magnify is providing this Memorandum and the material contained in it to the Recipient solely to assist the Recipient in determining whether the Recipient is interested in potentially purchasing all or part of the Property. Magnify also is providing this Memorandum and the material in it to the Recipient with the understanding that the Recipient will independently investigate those matters that it deems necessary and appropriate to evaluate the Property and that the Recipient will rely only on its own investigation, and not on Magnify, the Owner or this Memorandum, in determining whether to purchase the Property. The Recipient’s use of this Memorandum and the material in it is strictly governed by the terms and conditions of the Registration and Confidentiality Agreement that the Recipient previously executed and delivered to Magnify

PLEASE NOTE THE FOLLOWING: Magnify, the Owner and their respective agents, employees, representatives, property managers, officers, directors, shareholders, members, managers, partners, joint venturers, corporate parents or controlling entities, subsidiaries, affiliates, assigns and predecessors and successors-in-interest make no representations or warranties about the accuracy, correctness or completeness of the information contained in this Memorandum. The Recipient is urged not to rely on the information contained in this Memorandum and to make an independent investigation of all matters relating to the Property.

This Memorandum includes statements and estimates provided by or to Magnify and/or the Owner regarding the Property. Those statements and estimates may or may not be accurate, correct or complete. Nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements and estimates.

Further, nothing contained in this Memorandum should be construed as representation or warranty about any aspect of the Property, including, without limitation, the Property’s (1) past, current or future performance, income, uses or occupancy, (2) past, current or prospective tenants, (3) physical condition, (4) compliance or non-compliance with any permit, license, law, regulation, rule, guideline or ordinance, or (5) appropriateness for any particular purpose, investment, use or occupancy. Again, the Recipient is urged not to rely on this Memorandum and the statements and estimates in it and to make an independent investigation regarding the Property and the statements and estimates contained herein.

This Memorandum may include statements regarding, references to, or summaries of, the nature, scope or content of contracts and/or other documents relating to the Property. Those statements, references or summaries may or may not be accurate, correct or complete. Additionally, Magnify may not have referenced or included summaries of each and every contract and/or other document that the Recipient might determine is relevant to its evaluation of the Property. Nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements, representations or summaries. On request and as available, and subject to the Owner’s consent, Magnify will provide the Recipient with copies of all referenced contracts and other documents.

Magnify assumes no obligation to supplement or modify the information contained in this Memorandum to reflect events or conditions occurring on or after the date of its preparation of this Memorandum. More detailed information regarding the anticipated terms, conditions and timing of any offering by the Owner relating to the Property will be provided in due course by separate communication. Magnify and/or the Owner reserve the right to engage at any time in discussions or negotiations with one or more recipients of this Memorandum and/or other prospective purchasers of the Property without notice or other obligation to the Recipient.



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