1527 8th Street - 5 Units

Alameda, CA 94501

WELCOME
MANAGEMENT
CORPORATION

CONFIDENTIALITY AGREEMENT

WELCOME MANAGEMENT CORPORATION

The information presented is strictly confidential. It is intended to be viewed only by the party receiving it from Welcome Management Corporation ('WMC') and should not be made available to any other person or entity without the written consent of WMC. Any information presented has been obtained from sources we deem reliable. However, WMC makes no warranty or representation regarding the income or expenses for the subject property or the future financial performance of the property, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

EQUAL HOUSING OPPORTUNITY

EXECUTIVE SUMMARY

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OFFERING SUMMARY

Sale Price	**$1,650,000**
Price/Unit	**$330,000**
Building size	**3,140 sq.ft.**
Lot size	**5,600 sq.ft.**
Price / sq.ft.	**$525.48**
In-Place Cap Rate	**4.09%**
In-Place GRM	**14.72**
In-Place NOI	**$67,534.62**
Cap Rate at Market Rents	**5.42%**
GRM at Market Rents	**12.28**
Year Built	**1912**

Rare 5-unit investment opportunity in Alameda's West End. Just steps from the Webster Street corridor, 1527 8th Street is a meticulously maintained asset featuring a main building with 4 bright units, plus a secluded rear cottage, all centering around green courtyard gardens. A stone's throw from artisanal coffee, local breweries, Crown Beach, and the SF Bay Ferry, the subject property is a premier "walker's Paradise" investment in one of the Bay Area's most desirable rental markets.

OPPORTUNITY OVERVIEW

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1527 8th Street, Alameda, CA offers discerning buyers the chance to own a stable multifamily asset in a coveted location, just two-blocks from the vibrant amenities of Webster Street.

Astute investors will appreciate not only the superb location, but also the low historical vacancy, minimal maintenance requirements, embedded rental upside available upon tenant turnover, and robust overall appreciation potential.

The property is comprised of a 0.13-acre parcel with original building construction dating to 1912. The architectural detail and period style is reflective of the boom times on the island during that era.

Residents enjoy a generous and attractive common area garden space at the middle of the parcel. The main building also includes a spacious basement area with bike parking for tenants, two large storage areas, and a coin operated laundry machine and dryer. There is also a private enclosed garage which beckons for a potential future owner-occupant.

The unit mix consists of one (1) studio; two (2) one-bedroom one-bath apartments; one (1) two-bedroom one-bath apartment; plus a free-standing one-bedroom one-bath cottage featuring its own generous secluded garden area at the rear of the property.

Each unit is separately metered for gas and electricity, with the owner responsible only for common area electricity, water, and refuse services.

Numerous improvements have been completed over the years, including high-end interior renovations. The kitchens and bathrooms in several units were updated with custom cabinetry, countertops, and built-ins. The rear cottage was completely renovated in 2022, including updated kitchen and bath.

With immediate proximity to the core of Webster Street, a vast assortment of cafés, restaurants and shopping options await residents just blocks from the property. Surrounded by quiet single family homes, the complex also affords convenient access to nearby Washington Park, Crown Memorial State Beach, and Crab Cove.

RENT ROLL

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UNIT	STATUS	BED	BATH	SIZE SF (EST.)	CURRENT RENT	RENT / SF	MARKET RENT (EST.)	MARKET RENT / SF	LEASE START	LAST RENT INCREASE
A	rented	0	1	475 SF	$ 751	$1.58	$1,600	$3.37	4/1/1999	6/1/2026
B + garage	rented	2	1	915 SF	$2,956	$3.23	$1,750	$3.28	3/1/2021	6/1/2026
C	rented	1	1	550 SF	$1,812	$3.29	$1,750	$3.64	9/5/2024	1/1/2026
D	rented	1	1	550 SF	$1,357	$2.47	$1,750	$3.64	3/1/2020	6/1/2026
E	rented	1	1	650 SF	$2,419	$3.73	$1,750	$4.00	3/1/2025	3/1/2026
TOTALS		5	5	3,140 SF	$9,302					
AVERAGES				628 SF	$1,860.40	$2.96				

PROFORMA

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	Sales $/sf	$ 525	Actual Rents In-Place				Estimated Market Rents (pro-forma)			
				Monthly		Annual		Monthly		Annual
	Comments	RSF	$ / RSF / Month	1527 8th St			$ / RSF / Month	1527 8th St		
INCOME		(est.)								
Unit A	Studio	475	1.60	$	758.51	$ 9,102.12	3.37	$	1,600.00	$ 19,200.00
Unit B + garage	2bd/1ba	915	3.26	$	2,984.06	$ 35,808.72	3.28	$	3,000.00	$ 36,000.00
Unit C	1bd/1ba	550	3.29	$	1,812.00	$ 21,744.00	3.64	$	2,000.00	$ 24,000.00
Unit D	1bd/1ba	550	2.49	$	1,370.57	$ 16,446.84	3.64	$	2,000.00	$ 24,000.00
Unit E	1bd/1ba (cottage)	650	3.72	$	2,418.95	$ 29,027.40	4.00	$	2,600.00	$ 31,200.00
GROSS RENT		**3,140**	**2.98**	**$**	**9,344.09**	**$ 112,129.08**	**3.57**	**$**	**11,200.00**	**$ 134,400.00**
EXPENSES (estimated)										
Ad Valorem Property Tax	(1.2127% of Purchase Price)		0.53	$	1,667.46	$ 20,009.55	0.48	$	1,515.88	$ 18,190.50
Direct Assessments	(25'-26' Actual)		0.13	$	403.32	$ 4,839.84	0.13	$	403.32	$ 4,839.84
PG&E Common Area + A	(2025 Actual)		0.04	$	120.00	$ 1,440.00	0.04	$	120.00	$ 1,440.00
Water	(2025 Actual)		0.07	$	225.00	$ 2,700.00	0.07	$	225.00	$ 2,700.00
Management Fee	(5% of Gross Income)		0.15	$	467.20	$ 5,606.45	0.18	$	560.00	$ 6,720.00
Insurance	(2025 Actual)		0.12	$	373.72	$ 4,484.62	0.15	$	466.67	$ 5,600.00
Garbage	(2025 Actual)		0.07	$	205.33	$ 2,464.00	0.07	$	205.33	$ 2,464.00
Landscape	(Actual)			$	52.08	$ 625.00		$	52.08	$ 625.00
Repairs/Reserve/Maintenanc	(Estimated)		0.05	$	166.67	$ 2,000.00	0.05	$	166.67	$ 2,000.00
50% Rent Registration	($85/unit)		0.01	$	35.42	$ 425.00	0.01	$	35.42	$ 425.00
GROSS OPERATING EXPENSES			**1.18**	**$**	**3,716.21**	**$ 44,594.46**	**1.19**	**$**	**3,750.36**	**$ 44,004.34**
NET OPERATING INCOME			**1.79**	**$**	**5,627.88**	**$ 67,534.62**	**2.37**	**$**	**7,449.64**	**$ 89,395.66**

Indicated Value w/ Market Rents @ 5% Cap. Rate: **$1,787,913**

Purchase Price	$1,650,000
Cap. Rate	4.09%
Gross Rent Multiple (GRM)	14.72

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Market Rents Indicated Cap. Rate	5.42%
Gross Rent Multiple (GRM)	12.28

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Welcome Management Corporation CA DRE #02282345

PROPERTY PHOTOS

(Main Building)

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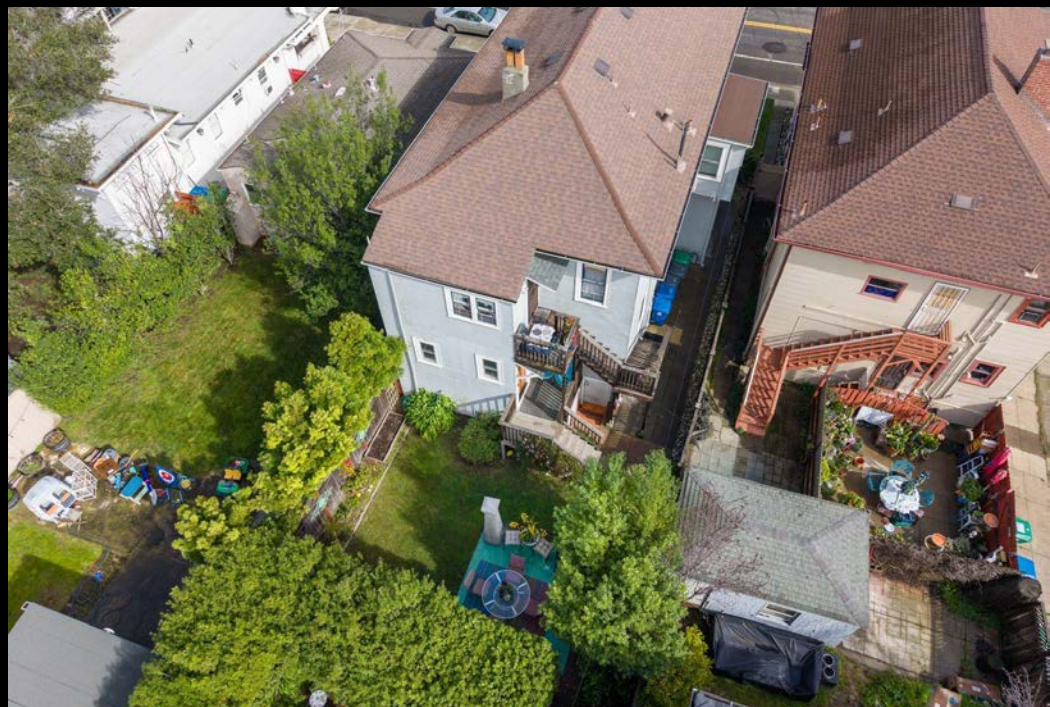

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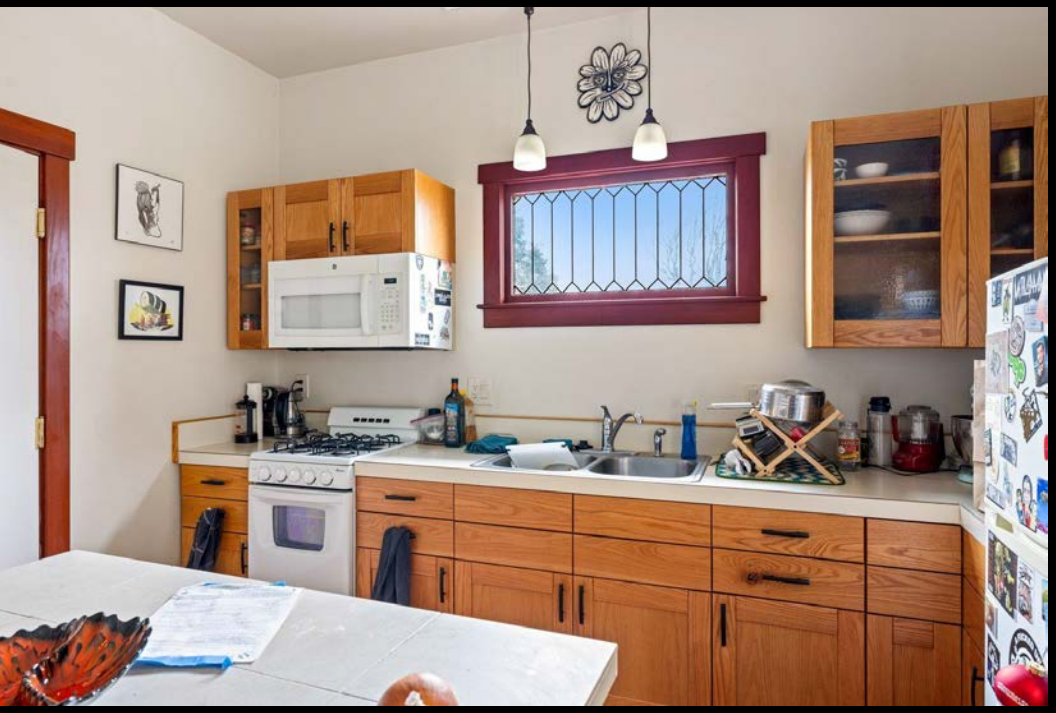

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(Main Building)

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PROPERTY PHOTOS

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PROPERTY PHOTOS

(Cottage)

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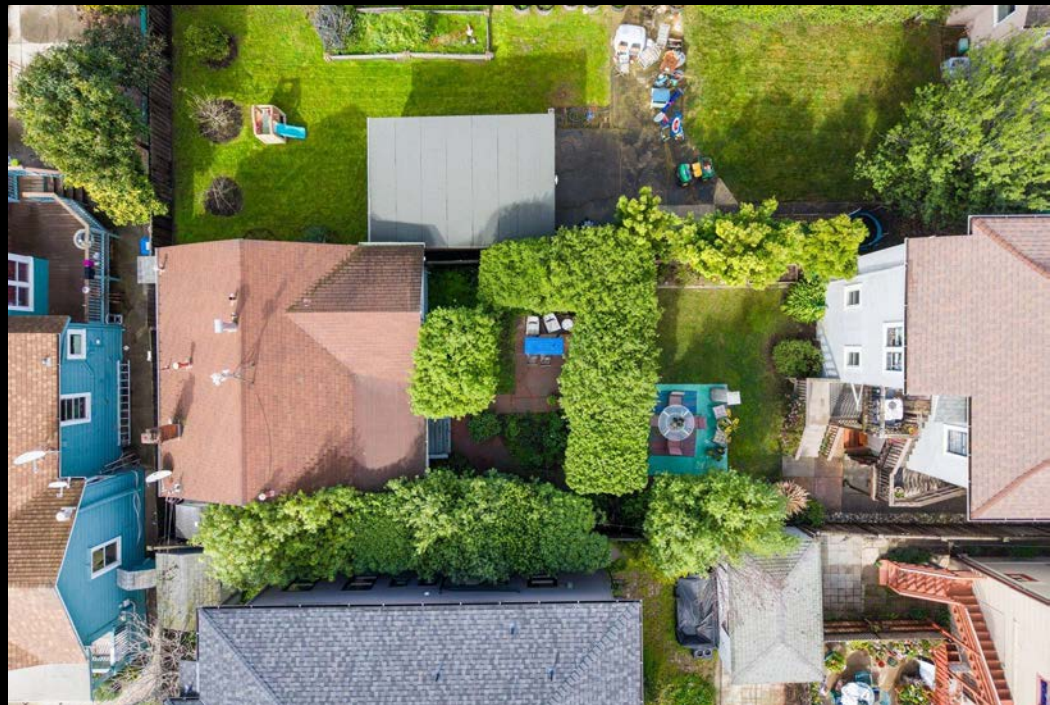

PROPERTY PHOTOS

(Cottage)

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Recent Cottage Upgrades:

- Bathroom renovation (December 2022)
  - New tile flooring, cabinetry, bathtub
- Kitchen renovation (December 2022)
  - New cabinetry, flooring, sink, dishwasher, refrigerator, electric range
- Electrical system modernization (October 2022)
  - Replaced all knob and tube wiring, installed new main and sub panels, all new light fixtures
- Complete repaint of interior and exterior (December 2022)
- New water heater with earthquake strapping (February 2026)

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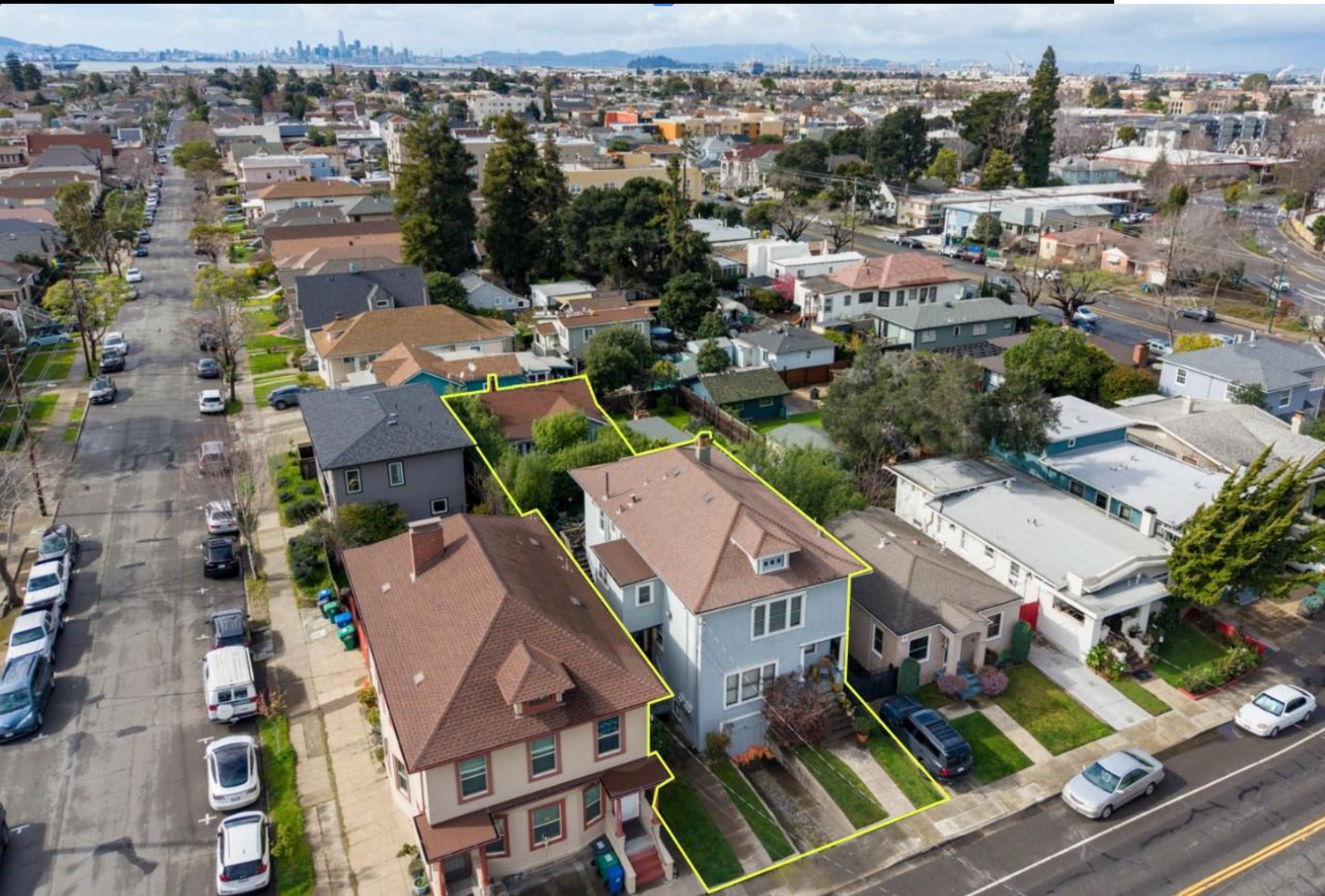

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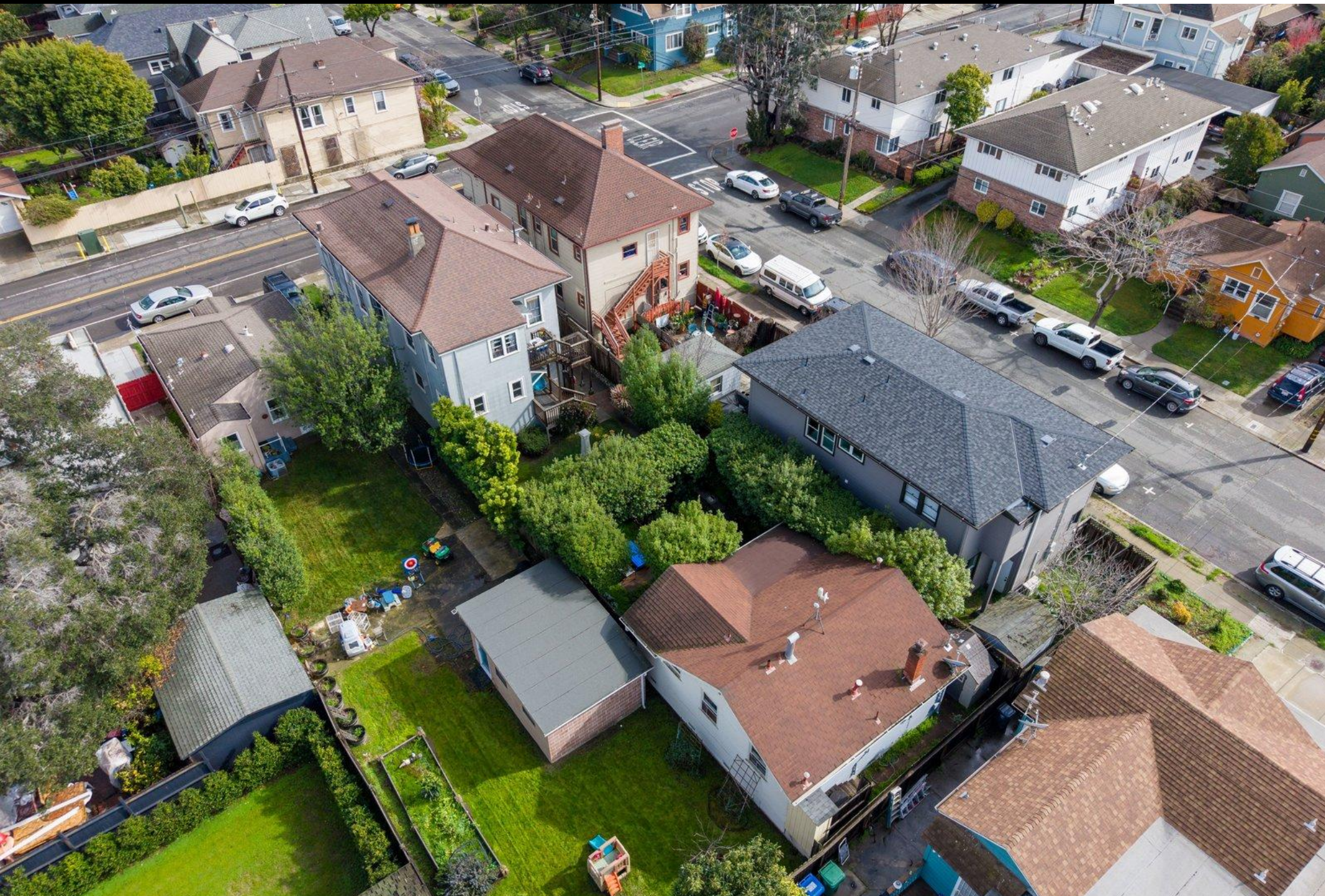

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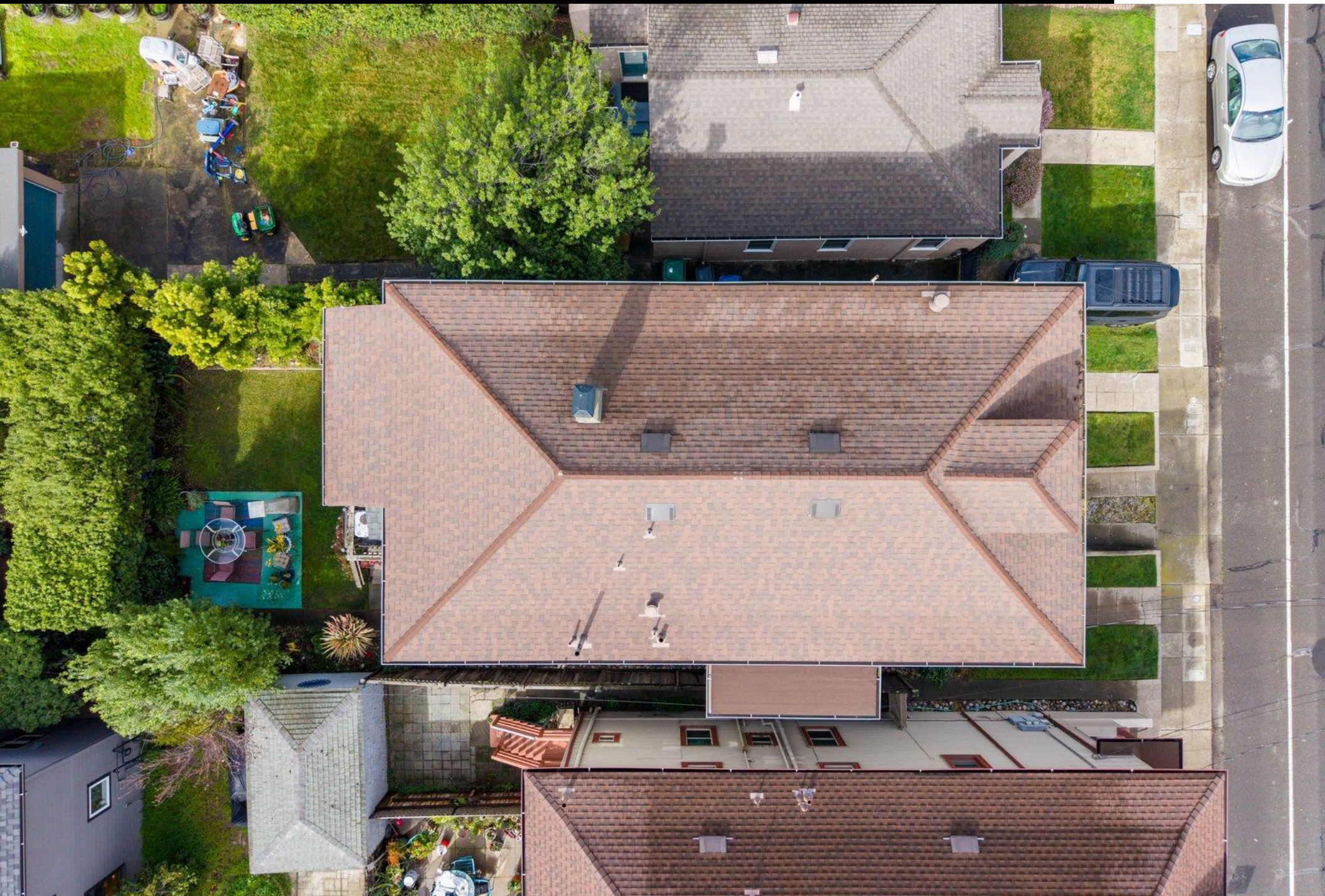

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INVESTING IN ALAMEDA

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Alameda offers investors a remarkable combination of structural supply scarcity and economic resiliency.

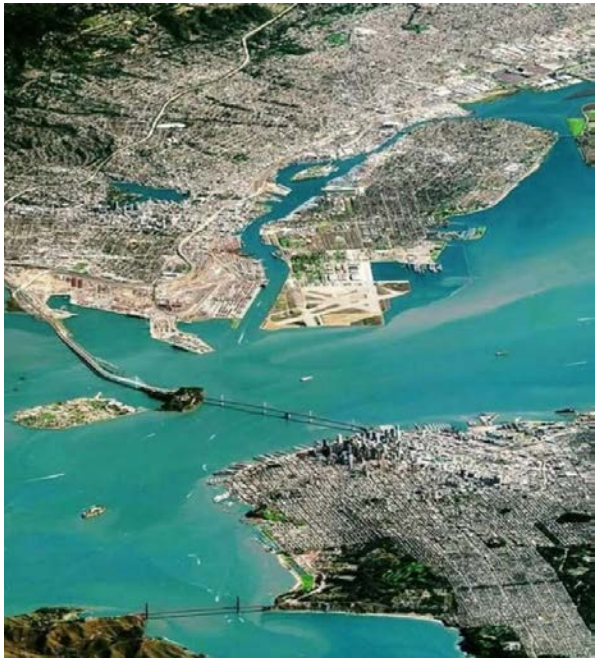
As a geographically constrained island with high barriers to entry and highly affluent demographics, Alameda embodies the ideally stable, high-demand rental environment.

The island has historically seen consistently high appreciation and rent growth, with lower volatility in rents compared to neighboring East Bay cities.

The local rental market is driven by "lifestyle retention," where proximity to top-tier schools, Webster Street retail, and regional gems like Crown Memorial State Beach keeps vacancy rates low and tenant tenure high.

Inventory levels on the island remain historically tight as of 2026, and Alameda continues to embody a prime "flight to quality" rental investment market.

	Alameda (Island)	East Bay Average
Median Home Value	$1.1M+	$920K
Median Household Income	$138K	$102K
Rental Inventory Supply	<0.5 Months	~1.5 Months
Proportion of Renters	51% Renters	43% Renters
Historical Annualized Appreciation	5.20%	3.80%



Data Sources: Median Home Price: Redfin Real Estate Market Trends (Jan/Feb 2026); Median HH Income: U.S. Census Bureau via World Population Review (2026 Estimates); Months of Supply: Ascend Real Estate "East Bay Housing Update" (Feb 2026); Renter Population: Yardi Matrix/RentCafe (Feb 2026 Demographic Report)

TOMMY GARABEDIAN-CONE
510.499.1235
tommy@tommygarabedian.com
CA DRE 2034258

ROBERT LOEBL
510.220.5516
rob@welcome-management.com
CA DRE 1973113

WELCOME
MANAGEMENT
CORPORATION

www.welcome-management.com
DRE #02282345

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