



2742 Park Blvd
Oakland, CA

Ivy Hill | Offering Memorandum

COMPASS
COMMERCIAL



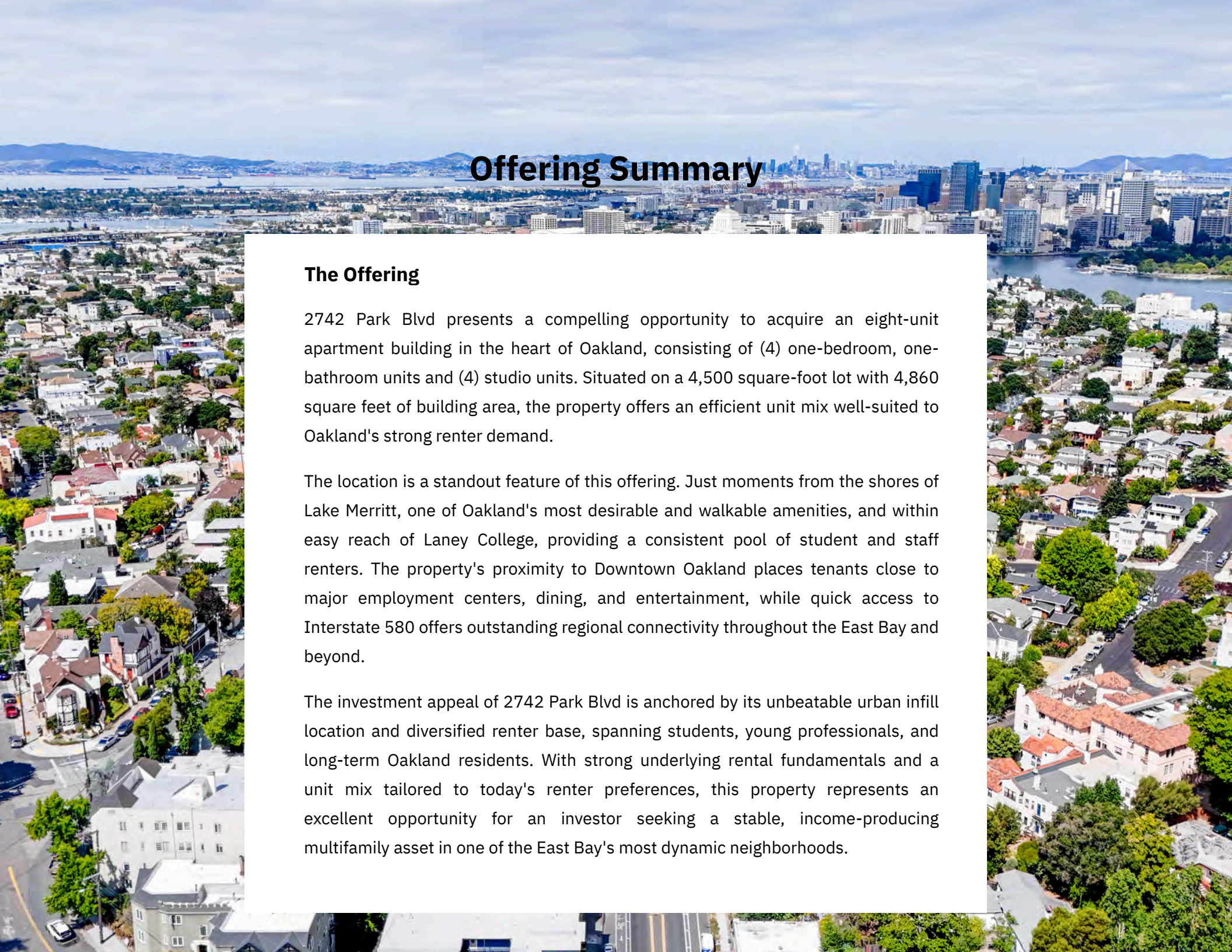
Laney College

Downtown Oakland

Lake Merritt

2742 Park Blvd





Offering Summary

The Offering

2742 Park Blvd presents a compelling opportunity to acquire an eight-unit apartment building in the heart of Oakland, consisting of (4) one-bedroom, one-bathroom units and (4) studio units. Situated on a 4,500 square-foot lot with 4,860 square feet of building area, the property offers an efficient unit mix well-suited to Oakland's strong renter demand.

The location is a standout feature of this offering. Just moments from the shores of Lake Merritt, one of Oakland's most desirable and walkable amenities, and within easy reach of Laney College, providing a consistent pool of student and staff renters. The property's proximity to Downtown Oakland places tenants close to major employment centers, dining, and entertainment, while quick access to Interstate 580 offers outstanding regional connectivity throughout the East Bay and beyond.

The investment appeal of 2742 Park Blvd is anchored by its unbeatable urban infill location and diversified renter base, spanning students, young professionals, and long-term Oakland residents. With strong underlying rental fundamentals and a unit mix tailored to today's renter preferences, this property represents an excellent opportunity for an investor seeking a stable, income-producing multifamily asset in one of the East Bay's most dynamic neighborhoods.

Financial Summary

2742 Park Blvd Oakland, CA 94606

Financial Summary		Income Summary		Current	Proforma
Price	\$1,350,000	Gross Potential Income		\$141,578	\$235,016
Units	8	Vacancy	3.00%	\$4,247	3.00% \$7,050
Price/Unit	\$168,750	AGI		\$137,331	\$227,966
Price/SF	\$278	Expenses	36.44%	\$51,592	21.95% \$51,592
Cap Rate - Current	6.35%	NOI		\$85,739	\$176,373
Cap Rate - Pro Forma	13.06%				
GRM - Current	9.54				
GRM - Pro Forma	5.74				
Year Built	1954				
Lot Size	4,500				
Gross Sq Ft	4,860				

Financing		Cash Flow After Debt Service	Current	Proforma
Down Payment	\$540,000	Less Debt Service	(\$59,847.71)	(\$59,847.71)
Loan Amount	\$810,000	Cash Flow	\$25,891.13	\$116,525.64
Loan Type	Proposed New	Cash On Cash Return	4.79%	21.58%
Loan to Value	60.00%			
Interest rate	6.25%			
Terms	5/1			
Amor	30			

Financing subject to change

Rent Roll

2742 Park Blvd Oakland, CA 94606

No.	Unit	Unit Type	Square Ft (Aprx)	Current Rent	Current Rent/SF	Potential Rent	Potential Rent/SF	Move In
1	A	Studio	500	\$751	\$1.50	\$2,000	\$4.00	11/30/1999
2	B	1 Bed 1 Bath	715	\$970	\$1.36	\$2,850	\$3.99	9/30/2015
3	C	Studio	500	\$1,988	\$3.98	\$2,000	\$4.00	1/1/2018
4	D	1 Bed 1 Bath	715	\$1,795	\$2.51	\$2,850	\$3.99	6/2/2025
5	E	Studio	500	\$753	\$1.51	\$2,000	\$4.00	8/19/2008
6	F	1 Bed 1 Bath (Vacant)	715	\$2,850	\$3.99	\$2,850	\$3.99	Vacant
7	G	Studio	500	\$1,550	\$3.10	\$2,000	\$4.00	3/1/2024
8	H	1 Bed 1 Bath	715	\$957	\$1.34	\$2,850	\$3.99	12/1/2010
Total			4860	\$11,614		\$19,400		
Laundry Income			Avg Trailing 12 Mo	\$98		\$98		
Pass Through Income			Avg Trailing 12 Mo	\$87		\$87		
Total Monthly Income				\$11,798		\$19,585		
Total Annual Income				\$141,578		\$235,016		Upside 66%

Notes:

No.	Unit Type
4	Studio
4	1 Bed 1 Bath

Operating Expenses

2742 Park Blvd Oakland, CA 94606

Annual Operating Expenses		Current	Exp/Unit	%/Exp	Market	Exp/Unit	%Exp
Property Taxes	1.2779% x Purchase Price	\$17,252	\$2,156	33.44%	\$17,252	\$2,156	33.44%
Special Assesments	From Tax Collector	\$7,406	\$926	14.35%	\$7,406	\$926	14.35%
Insurance	Quote from CCIA	\$8,120	\$1,015	15.74%	\$8,120	\$1,015	15.74%
Garbage & Recycling	From 2025 P&L	\$6,564	\$821	12.72%	\$6,564	\$821	12.72%
Electricity	From 2025 P&L	\$1,172	\$147	2.27%	\$1,172	\$147	2.27%
Repairs and Maintenance	Estimated at \$500/Unit	\$4,000	\$500	7.75%	\$4,000	\$500	7.75%
Management Fee	5% Management Fee	\$7,079	\$885	13.72%	\$7,079	\$885	13.72%
Total Expenses		\$51,592	\$6,449	100.00%	\$51,592	\$6,449	100.00%

Gross Potential Income		\$141,578	\$235,016
Vacancy Factor	3% Vacancy Factor	\$4,247	\$7,050
Annual Gross Income		\$137,331	\$227,966
Total Expenses		\$51,592	\$51,592
NOI		\$85,739	\$176,373

Expense Ratio	36.44%	21.95%
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Property Photos



Property Photos





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