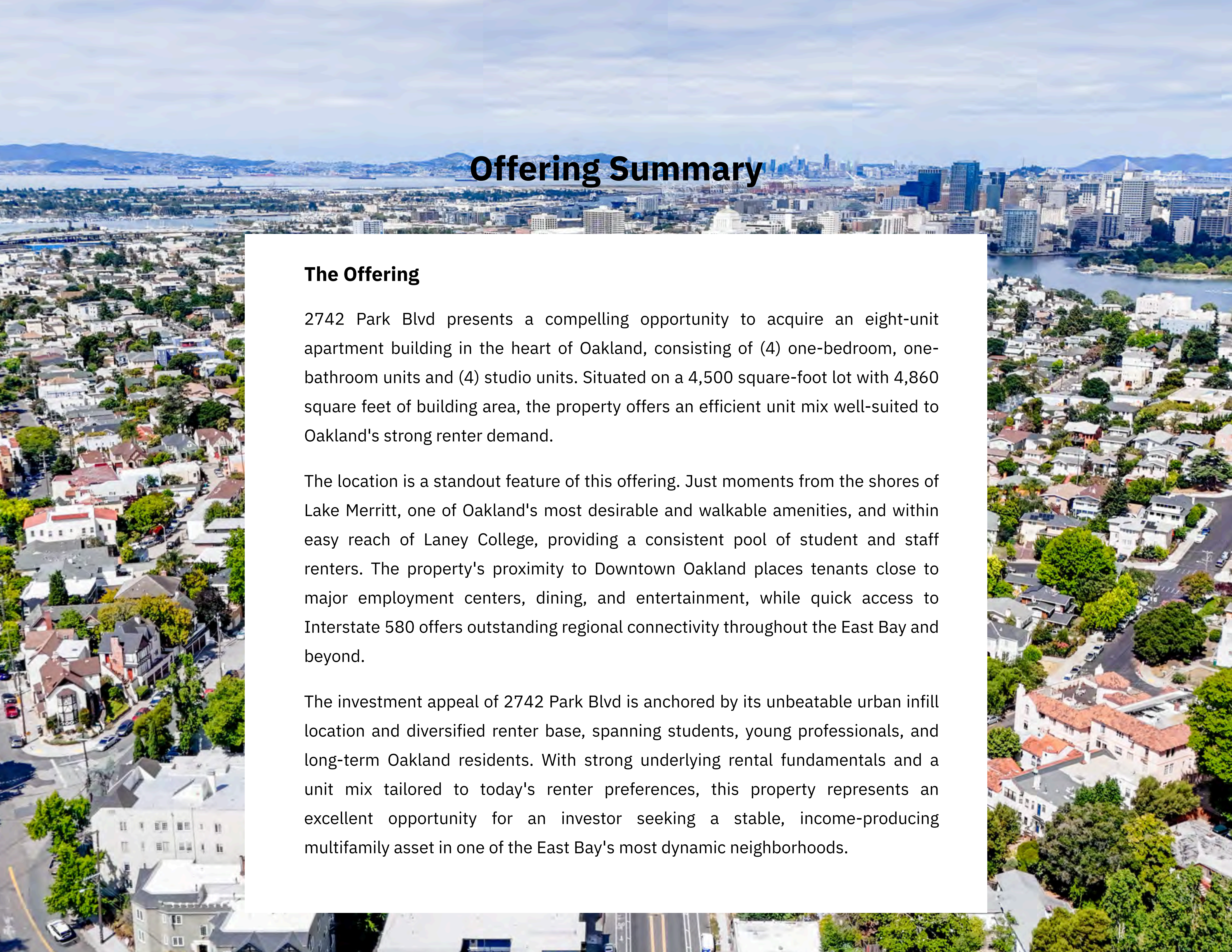
2742 Park Blvd
Oakland, CA

Ivy Hill | Offering Memorandum

COMPASS
COMMERCIAL


Downtown Oakland
Laney College
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	
Price	$1,395,000
Units	8
Price/Unit	$174,375
Price/SF	$287
Cap Rate - Current	6.10%
Cap Rate - Pro Forma	12.60%
GRM - Current	9.85
GRM - Pro Forma	5.94
Year Built	1954
Lot Size	4,500
Gross Sq Ft	4,860

Income Summary		Current		Proforma
Gross Potential Income		$141,578		$235,016
Vacancy	*3.00%*	$4,247	*3.00%*	$7,050
AGI		$137,331		$227,966
Expenses	*36.85%*	$52,167	*22.20%*	$52,167
NOI		**$85,164**		**$175,798**

Financing	
Down Payment	$558,000
Loan Amount	$837,000
Loan Type	Proposed New
Loan to Value	60.00%
Interest rate	6.25%
Terms	5/1
Amor	30

Financing subject to change

Cash Flow After Debt Service	Current	Proforma
Less Debt Service	($61,842.64)	($61,842.64)
Cash Flow	$23,321.15	$113,955.66
Cash On Cash Return	4.18%	20.42%

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*	$17,827	$2,228	34.17%	$17,827	$2,228	34.17%
Special Assesments	*From Tax Collector*	$7,406	$926	14.20%	$7,406	$926	14.20%
Insurance	*Quote from CCIA*	$8,120	$1,015	15.57%	$8,120	$1,015	15.57%
Garbage & Recycling	*From 2025 P&L*	$6,564	$821	12.58%	$6,564	$821	12.58%
Electricity	*From 2025 P&L*	$1,172	$147	2.25%	$1,172	$147	2.25%
Repairs and Maintenance	*Estimated at $500/Unit*	$4,000	$500	7.67%	$4,000	$500	7.67%
Management Fee	*5% Management Fee*	$7,079	$885	13.57%	$7,079	$885	13.57%
Total Expenses		**$52,167**	**$6,521**	**100.00%**	**$52,167**	**$6,521**	**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		$52,167	$52,167
NOI		**$85,164**	**$175,798**
Expense Ratio		36.85%	22.20%

Notes:

Property Photos

Property Photos

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