OFFERING MEMORANDUM

647 Beacon St

Oakland, CA 94610 | 4-Unit Multifamily

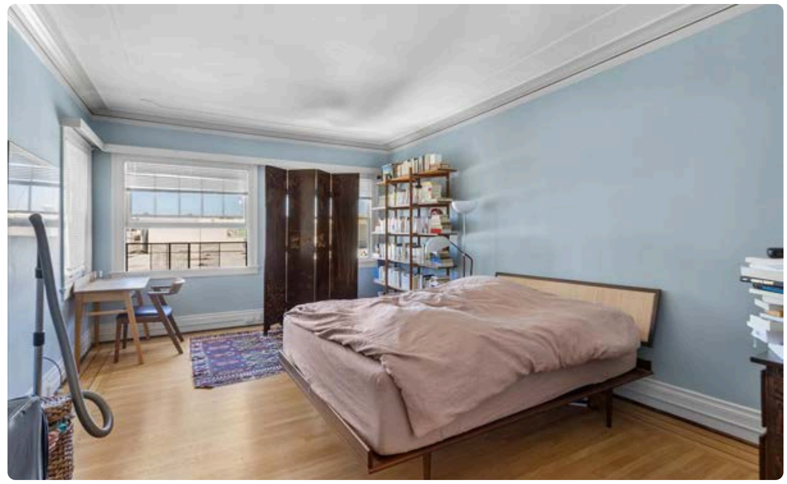
$1,495,000

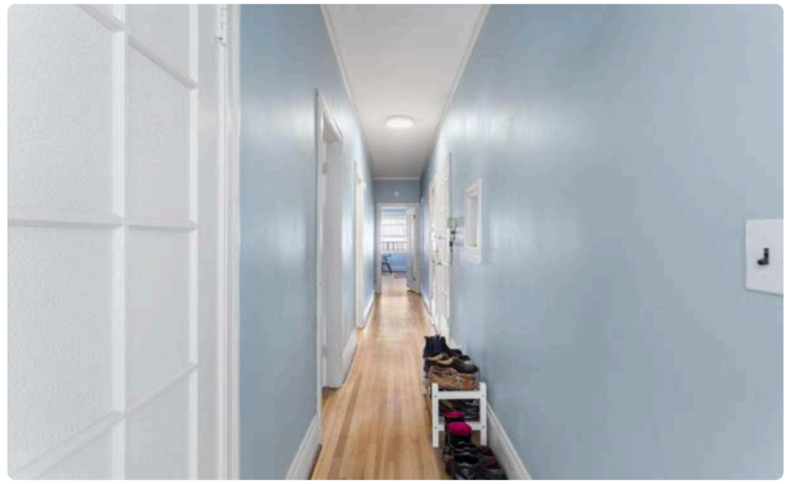
Not Subject to Oakland Rent Control

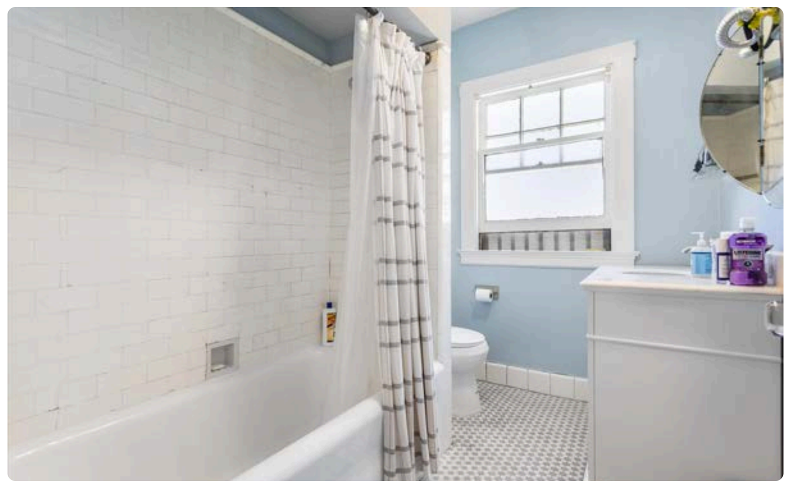
5.59% CAP | 11.29 GRM | 4 Units

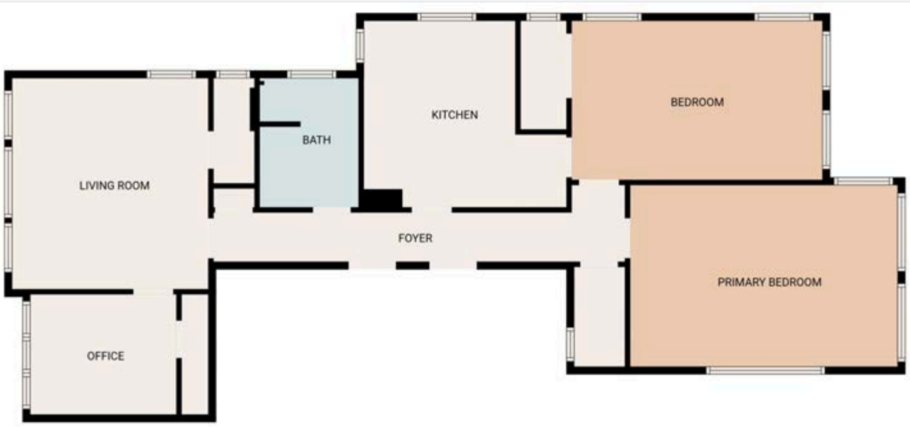
Bos GROUP

UNIT 3

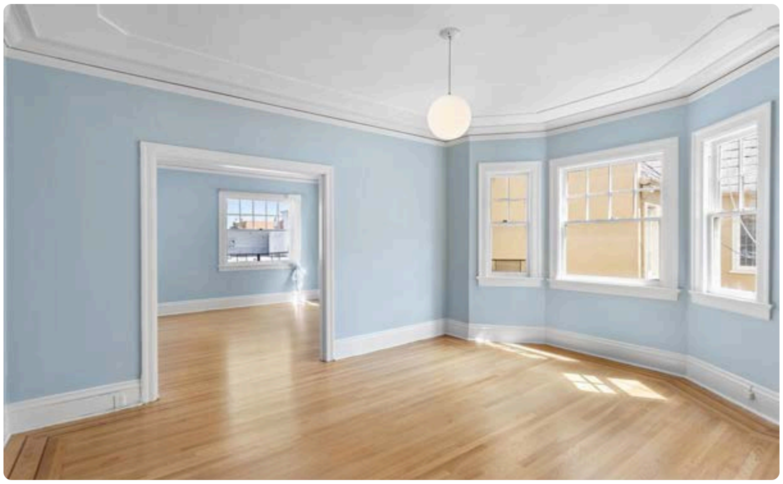


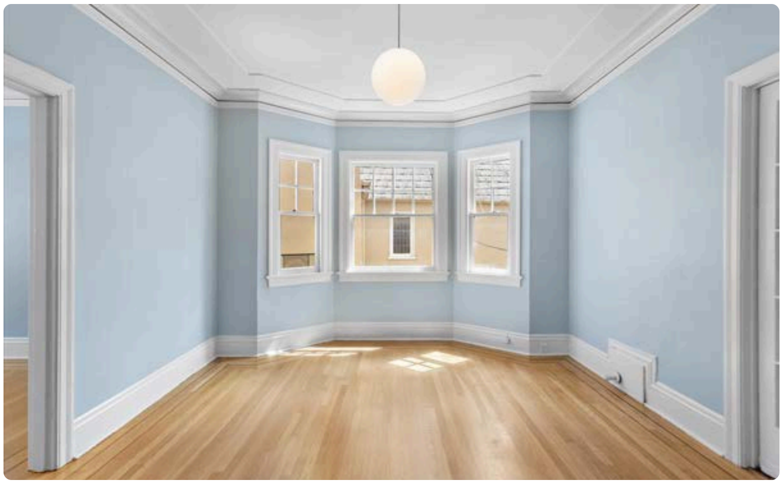


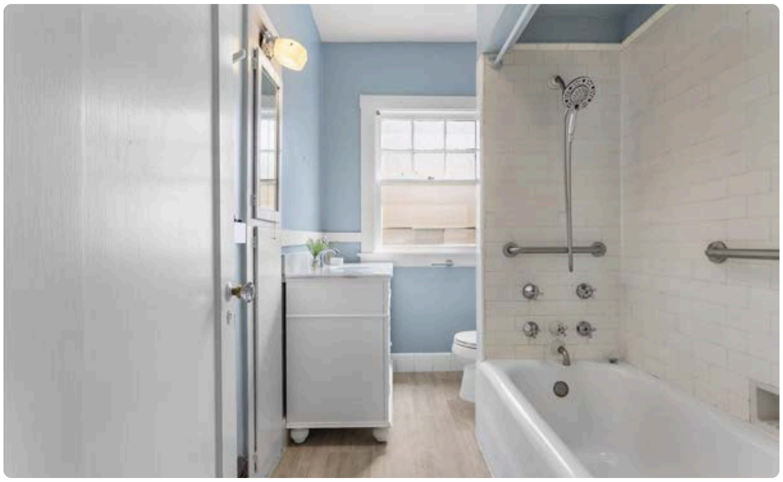


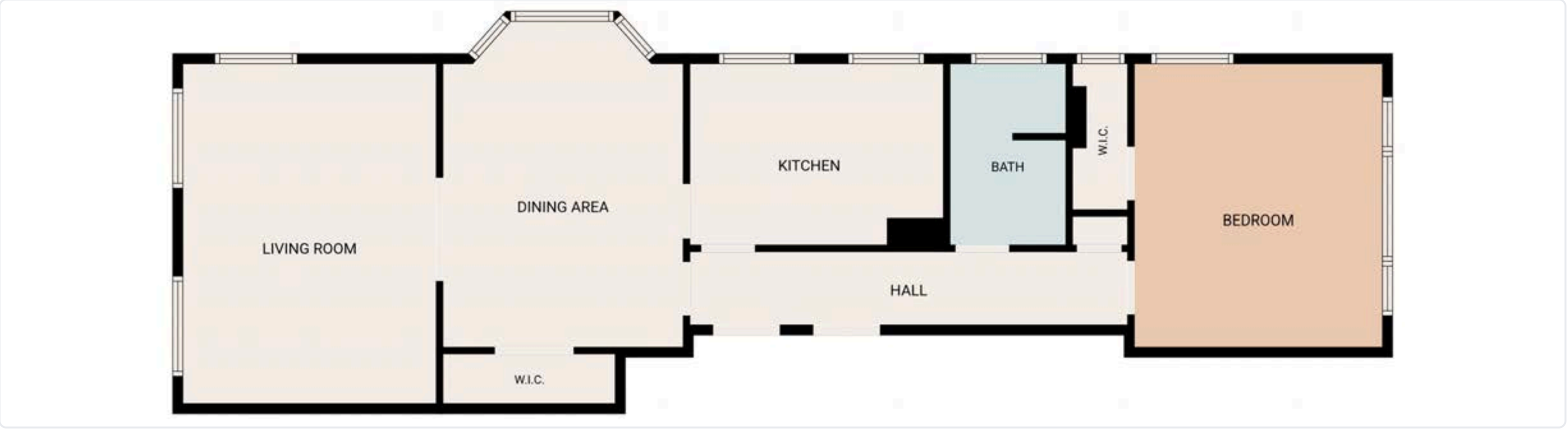

LIVING ROOM
OFFICE
BATH
KITCHEN
FOYER
BEDROOM
PRIMARY BEDROOM

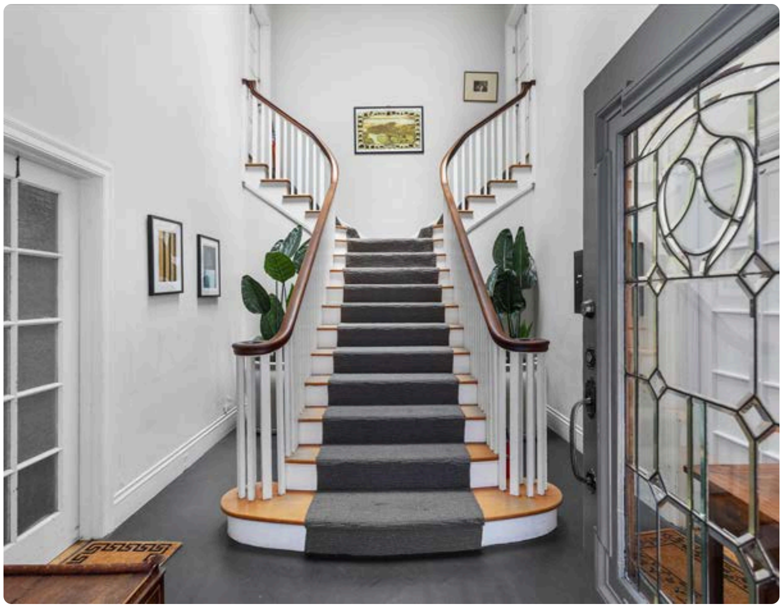
UNIT 4

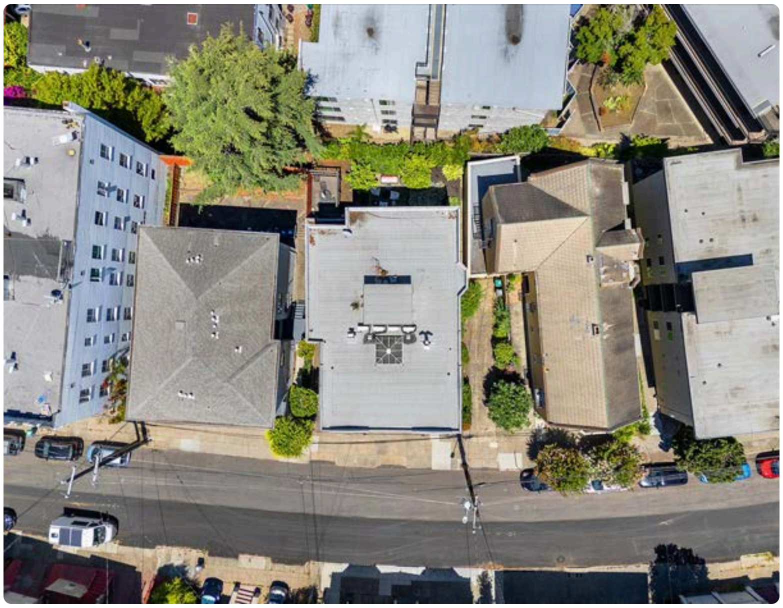












Property Summary

EXEMPT RENT CONTROL IN OAKLAND! Exceptional opportunity to own a beautifully maintained fourplex in one of Oakland's most sought-after neighborhoods. Featuring one vacant unit ready for an owner-occupant or new tenant, this property offers strong income potential with excellent existing rents and significant upside. Rich in Art Deco character and architectural charm, the building offers bright, spacious units with lovely views, eat-in kitchens, formal dining rooms, generous living rooms, and versatile bonus spaces. Ideally located just blocks from Lake Merritt, Grand Avenue, the Farmers Market, popular dining destinations, shopping, and convenient transportation options. A rare opportunity for investors and owner-occupants alike.

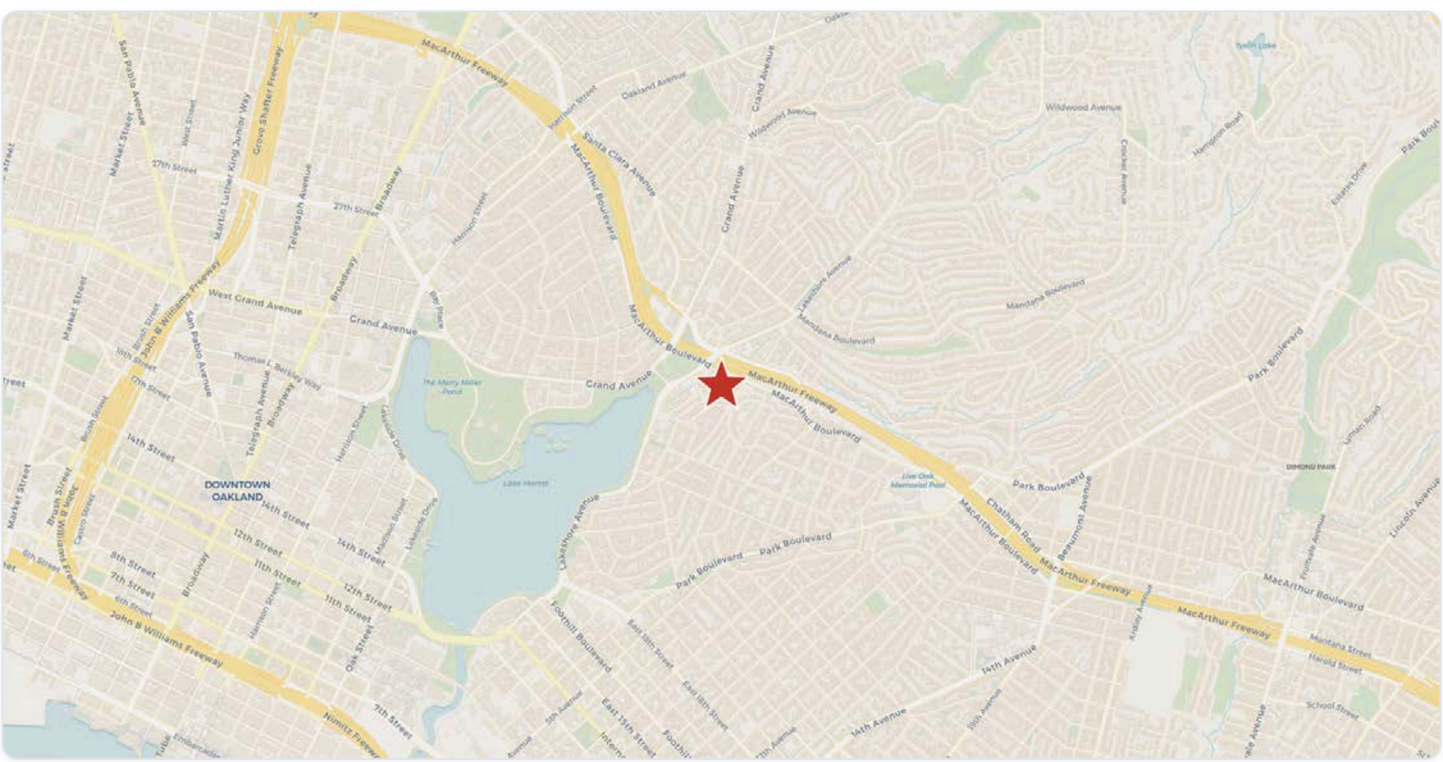
5.59%	11.29	5.9%	$373,750	$315
CAP RATE	GRM	UPSIDE	PRICE / UNIT	PRICE / SF

INVESTMENT HIGHLIGHTS

- Not Subject to Oakland Rent Control
- AC in Units
- Common Laundry
- Outdoor Deck and Garden Area
- ADU Potential (buyer to confirm)

RECENT CAPITAL IMPROVEMENTS

- Replaced Heating System
- Installed Minisplits
- Replaced All Electrical Panels
- 3/4 Units Renovated
- Soft Story Compliant



Investment Summary

Price	**$1,495,000**
Down payment (35%)	$523,250
Number of units	4
Price / unit	$373,750
Square feet	4,752
Cost / sq. foot	$315
CAP - Current	5.59%
CAP Rate - Pro Forma	5.91%
GRM - Current	11.29
GRM - Pro Forma	10.67
Year built	1925
Lot size	4,550 SF

First loan	$971,750
Interest rate (5yr fixed)	6.00%
Amortization	30 years
Monthly payment	$5,826
Annual debt service	$69,914
Debt coverage ratio (DSCR)	1.20

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
1	1x1	$2,500	$2,800	06/2025
2	1x1	$2,600	$2,800	
3	2x1	$3,100	$3,250	03/2025
4	1x1	$2,800	$2,800	Vacant
Monthly Total		$11,000	$11,650	
Annual Total		$132,000	$139,800	

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

Unit Mix

UNIT TYPE	# OF UNITS	VACANCY	RENT	MARKET RENT	UPSIDE	% OF TOTAL
1x1	3	1	$2,550	$2,800	9.8%	75%
2x1	1	0	$3,100	$3,250	4.8%	25%
Total	4	1	$10,750	$11,650	5.9%	100%
Average		25.0%	$2,688	$2,913		

Expense Summary

EXPENSE		CURRENT	PRO FORMA
New Property Taxes	1.2779% tax rate	$19,105	$19,105
Special Assessments	$1,023 /unit	$4,090	$4,090
Insurance	$1,500 /unit	$6,000	$6,000
PG&E	$456 /unit	$1,824	$1,824
Water	$817 /unit	$3,266	$3,266
Trash	$735 /unit	$2,939	$2,939
Repairs & Maintenance	$1,000 /unit	$4,000	$4,000
Landscaping	$375 /unit	$1,500	$1,500
Business Tax & Rent Board Fees	$515 /unit	$2,060	$2,127
Total expenses	$11,196 /unit	$44,784	$44,850
% of EGI		34.87%	33.68%

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

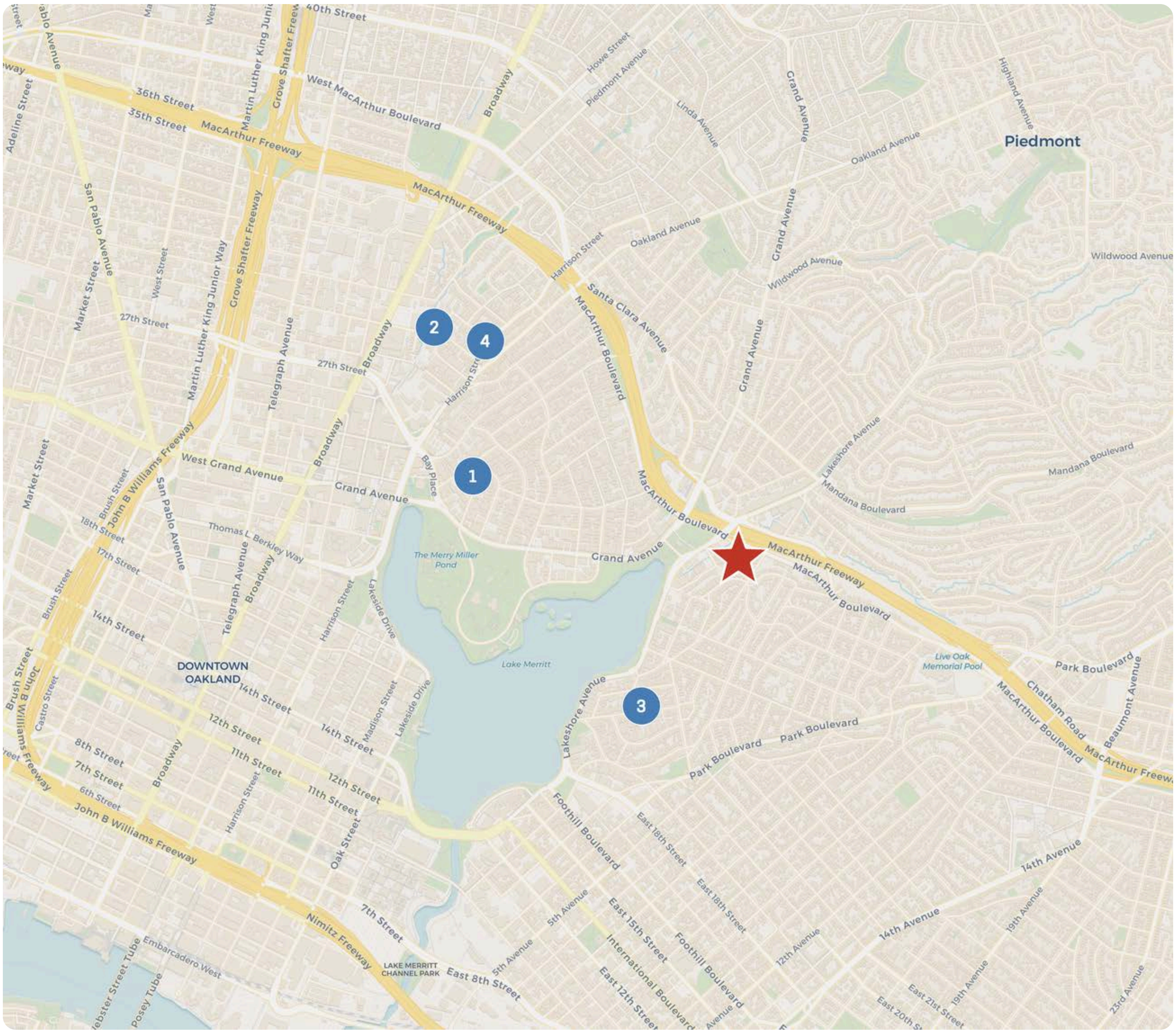
ANNUALIZED OPERATING DATA		CURRENT		PRO FORMA
Potential gross rent		$139,800		$139,800
Loss to lease	5.91%	($7,800)		$0
Scheduled rental income		$132,000		$139,800
Parking income		$375		$375
Scheduled gross income		$132,375		$140,175
Less vacancy rate	3.00%	($3,960)	5.00%	($6,990)
Effective gross income		$128,415		$133,185
Less expenses		($44,784)		($44,850)
Net operating income		$83,631		$88,335
Debt service		($69,914)		($69,914)
Net cash flow after debt service	2.62%	$13,718	3.52%	$18,421
Loan principal reduction		$11,933		$11,933
Total investment return	4.90%	$25,651	5.80%	$30,354

** 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	260 Park View Terrace	$2,100,000	Listed	3,322	4	14.77	—	$525,000	$632
2	256 29th St	$1,795,000	Listed	4,308	4	—	—	$448,750	$417
3	335 Hanover Ave	$2,100,000	05/2026	4,143	4	—	—	$525,000	$507
4	2941 Harrison St	$1,330,000	02/2026	4,055	4	10.94	—	$332,500	$328
	AVERAGE	$1,831,250		3,957	4	12.85	—	$457,813	$471
	647 Beacon St	$1,495,000		4,752	4	11.29	5.59%	$373,750	$315



Exclusively Listed By

COMPASS COMMERCIAL | BOS GROUP CRE

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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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