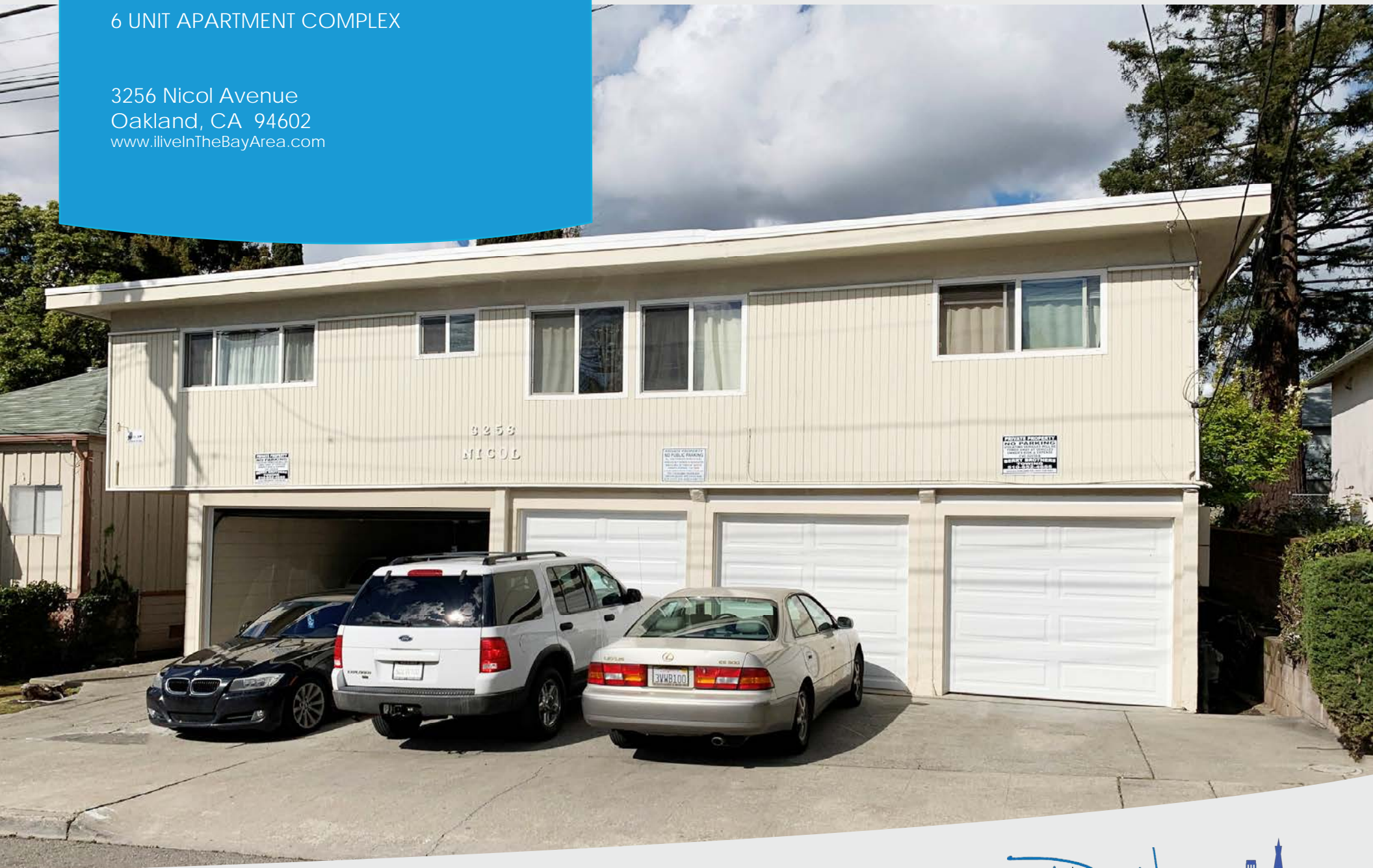


# OFFERING MEMORANDUM

## 6 UNIT APARTMENT COMPLEX

3256 Nicol Avenue  
Oakland, CA 94602  
[www.iliveInTheBayArea.com](http://www.iliveInTheBayArea.com)





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All information is obtained from sources believed to be reliable. However, it has not been verified for its accuracy and no guarantees, warranties or representations are made about it. It is submitted subject to the possibility of investor could realize a future upside after lease expirations, errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

## ASSET Investment Overview

### INVESTMENT HIGHLIGHTS

#### Diversified Income Stream

Approximately 43% of income generated is from the Oakland Housing Authority. Timely payments received regardless of pandemic status.

#### Soft Story Exempt

Soft story engineer drawings and retrofit work were completed to satisfy mandatory seismic retrofit requirements.

#### Centrally Located

Minutes walk to local bus lines, less than 2 miles from local Fruitvale Bart Station and 580/880 freeways and 7 miles from Oakland Int. Airport

#### Unit Upgrade Template Ready

Template for in-unit upgrade with washer/dryer ready as units turn over for maximization of rents.

ASSET  
FINANCIAL  
LOCATION



### PROPERTY SUMMARY

<b>Address</b>	3256 Nicol Ave. Oakland, CA 94602
<b>Size</b>	4,374 Sq. Ft.
<b>Percent Leased:</b>	100%
<b>Year Built/Renovated:</b>	1962
<b>Average In-Place Rent:</b>	\$2.43 psf
<b>% Below Market Rent:</b>	14.87%
<b>Parking:</b>	5 Garage Spaces 5 Driveway Spacers
<b>Stories:</b>	2
<b>Cap Rate - Current</b>	4.83%
<b>Cap Rate - Proforma</b>	5.93%
<b>GRM - Current</b>	12.11
<b>GRM - Pro Forma</b>	10.54

### THE OPPORTUNITY

Davide F. Pio & Brian Baniqued of BCRE are proud to present 3256 Nicol Ave in Oakland, CA. The building consists of a total of six (6) units comprised of five (2 bed / 1 bath) units and one (1 bed / 1 bath) unit.

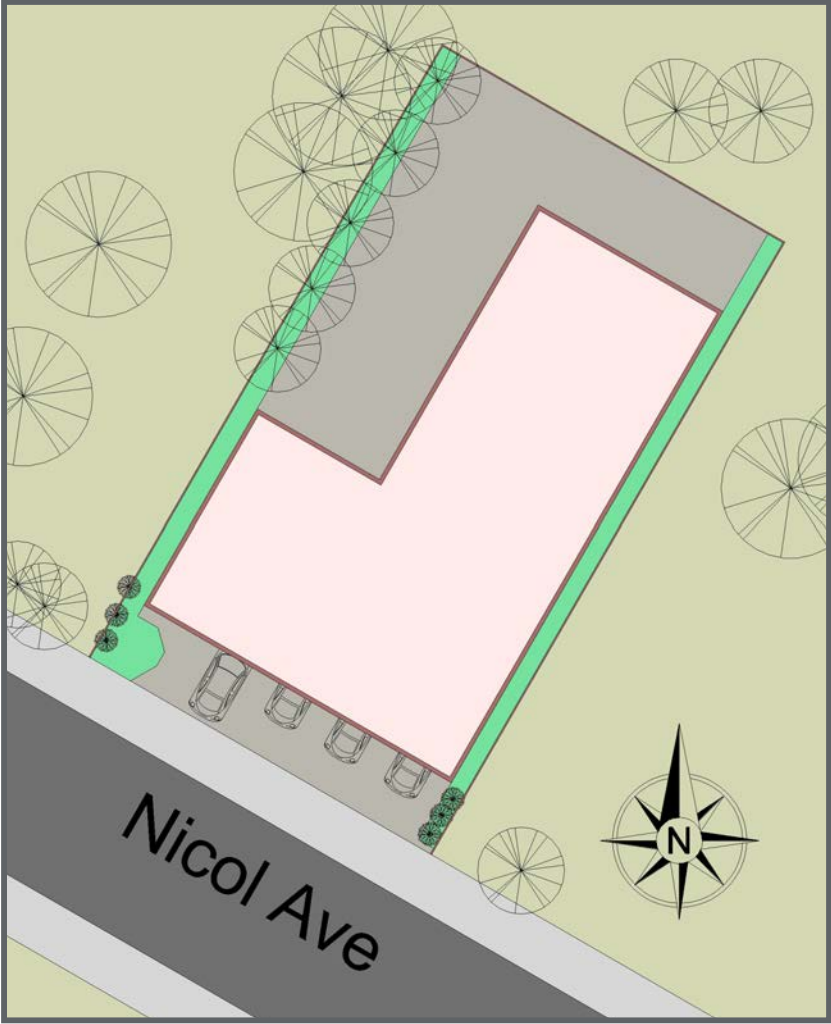
Five units have enclosed garage space parking and all units have access to common area laundry. Storage spaces are available as well. As vacancies occur units can be rented for a premium with in-unit stackable laundry.

The soft story retrofit engineering drawings and work were completed in early 2020, allowing exemption from the City of Oakland Soft Story list.

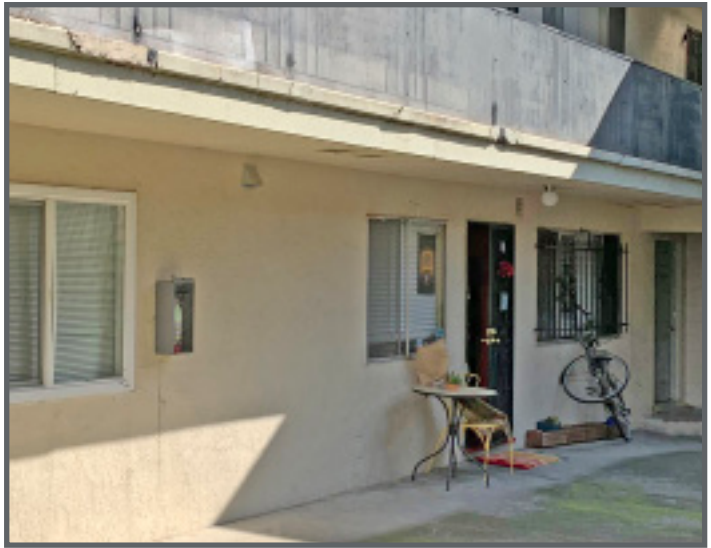
Three (3) of the six (6) tenants receive assistance from the Oakland Housing Authority and nearly 43% of income received comes timely from the entity, even during the Covid-19 pandemic proving the property can not only provide further upside, but security of cash flow in times of crisis.



ASSET  
 Site Plan



ASSET  
 FINANCIAL  
 LOCATION



ASSET  
Photos



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FINANCIAL  
LOCATION



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Photos



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FINANCIAL  
LOCATION

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Photos



ASSET  
FINANCIAL  
LOCATION



ASSET Property Description	Site Data	
	Building Size	4,374 Sq. Ft.
	Year Built	1962
	Number of Buildings	1
	Number of Floors	2
	Lot Size	±6,500 Sq. Ft.
	Parking Ratio	2.29/1,000 Sq. Ft.
	Flood Zone	Zone X-An area that is determined to be outside the 100- and 500-year flood plains
	Zoning Designation	RM-2 - Mixed housing type Residential Zone - 2
	Building Systems	
	HVAC	Wall heaters in all units
	Electrical	Individually metered
	Cable/Internet	Tenant pays
	Tenant Storage	Spaces in laundry room area
	Owner Storage	Spaces in laundry room area
	Fire/Safety	CO2 and smoke detectors in all units
	Hot Water	100 gallon water heater
	Foundation	Stucco and wood siding
	Exterior Walls	The exterior wall structure is painted stucco siding.
	Roof Construction	Flat roof
	Laundry	Stackable washer/dryer in Unit 2. Other units have common area laundry.
	Interior Building Information	
	Windows	Single pane
	Restrooms	Newly renovated in Unit 2
	Landlord Appliances	Stackable washer/dryer, Refrigerator, Stove/oven
	Kitchens	Newly renovated in Unit 2
	Bathrooms	Newly renovated in Unit 2
	Smoke & Carbon Monoxide Detectors	CO2 and smoke detectors in all units
	Utility Providers	
	Water	East Bay Municipality District
ASSET FINANCIAL LOCATION	Sewer	East Bay Municipaltiy District
	Garbage /Reuse	Waste Management of Alameda County
	Electricity	Pacific, Gas and Electric Company



FINANCIAL  
 Investment  
 Summary

Income	Current
Price	\$1,550,000
No. Of Units	6
Price/Unit	\$258,333
Building Sq. Ft.	4,374
Price/PSF	\$354

Rates of Return	
Cap Rate - Current	4.83%
Cap Rate - Pro Forma	5.93%
GRM - Current	12.11%
GRM - Pro Forma	10.54%
Average In-Place Rent:	\$1,770 unit
%Below Market Rent:	14.87%

Debt Financing	
Principal Amount	\$1,162,500
Loan to Value (LTV)	75%
Interest Rate	3.50%
Amortization (Years)	30
Term	5 Year Fixed
Debt Service Coverage Ratio (DCR)	1.20
Annual Debt Service	\$62,642



Income	Current	Market
Rental Revenue	\$127,446	\$146,400
Vacancy / Loss (3.5%)	\$4,461	\$5,124
<b>Net Rental Income</b>	<b>\$122,985</b>	<b>\$141,276</b>
Other	\$600	\$600
<b>Total Operating Revenue</b>	<b>\$123,585</b>	<b>\$141,766</b>

Expense		
Real Estate Taxes	\$21,216	\$21,216
Special Assessments	\$2,923	\$2,923
Insurance	\$3,344	\$3,344
PG&E	\$1,050	\$1,050
Water & Sewer	\$3,531	\$3,531
Garbage	\$2,154	\$2,154
Property Management		
Off-Site	\$6,179	\$7,094
Turnover	\$1,500	\$1,500
Landscape	\$900	\$900
Pest Control	\$1,200	\$1,200
Repairs & Maintenance	\$2,700	\$2,700
Business Tax	\$1,724	\$1,979
Rent Board	\$303	\$303
<b>Total Operating Expenses</b>	<b>\$48,724</b>	<b>\$49,894</b>
Expense Ratio	39.43%	35.1%
<b>Net Operating Income</b>	<b>\$74,861</b>	<b>\$91,982</b>



ASSET  
 FINANCIAL  
 LOCATION

FINANCIAL  
Income &  
Expense  
Summary

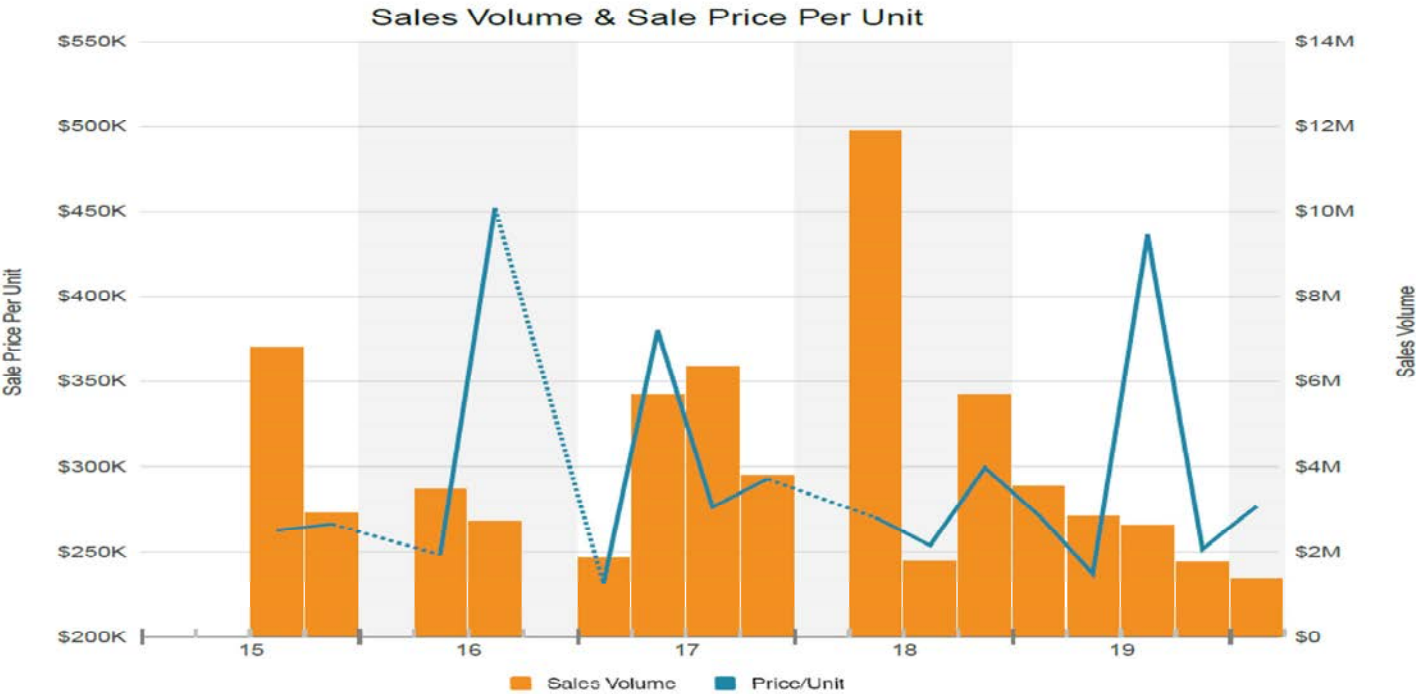
Income	Current	\$/Month	Market	\$/Month	Notes
Rental Revenue	\$127,446*	\$10,621	\$146,400	\$12,200	Current rents at "Post Covid"
Vacancy / Loss (3.5)%	\$4,461	\$372	\$5,124	\$427	Market Vacancy - 3.5%
<b>Net Rental Income</b>	<b>\$122,985</b>	<b>\$10,248</b>	<b>\$141,276</b>	<b>\$11,773</b>	
Other	\$600	\$50	\$600	\$50	
<b>Total Operating Revenue</b>	<b>\$123,585</b>	<b>\$10,299</b>	<b>\$141,876</b>	<b>\$11,823</b>	
Expense					
Real Estate Taxes	\$21,216	\$1,768	\$21,216	\$1,768	1.3688% of Assessed Value
Special Assessments	\$2,923	\$244	\$2,923	\$244	2019-20 Actual
Insurance	\$3,344	\$279	\$3,344	\$279	2020 Actual
<i>Utilities</i>					
PG&E	\$1,050	\$87	\$1,050	\$87	
Water & Sewer	\$3,531	\$294	\$3,531	\$294	
Garbage	\$2,154	\$179	\$2,154	\$179	
Property Management					
Off-Site	\$6,179	\$515	\$7,094	\$591.17	5.00% of Gross Income
Turnover	\$1,500	\$125	\$1,500	\$125	Est. @ \$250/Unit/Yr
Repairs & Maintenance	\$2,700	\$225	\$2,700	\$225	Est. @ \$450/Unit/Yr
Pest Control	\$1,200	\$100	\$1,200	\$100	\$100/Month (Actual)
Landscape	\$900	\$75	\$900	\$75	\$75/Month (Actual)
Business Tax	\$1,724	\$144	\$1,979	\$164.92	1.395% of Gross Income
Rent Board	\$303	\$25	\$303	\$25	\$50.50/Unit/Yr
<b>Total Operating Expenses</b>	<b>\$48,724</b>	<b>\$4,061</b>	<b>\$49,894</b>	<b>\$4,158</b>	
Expense Ratio	39.43%	39.43%	35.1%	35.1%	
<b>Net Operating Income</b>	<b>\$74,861</b>	<b>\$6,238</b>	<b>\$91,982</b>	<b>\$7,665.17</b>	

Rent Roll 2020					
Unit #	Type	April Rent	Post Covid	Market Rent	Notes
1	2 Bed / 1 Bath	\$1,259.34	\$1,366.16	\$2,100	Capex pass throughs and annual increase included
2	2 Bed / 1 Bath	\$2,100	\$2,100	\$2,100	Remodeled unit w stackable washer/dryer
3	2 Bed / 1 Bath	\$2,000	\$2,050	\$2,100	Sec 8. Requested increase to \$2,300. 2 bedroom voucher
4	2 Bed / 1 Bath	\$2,000	\$2,050	\$2,100	Sec 8. Requested increase to \$2,300. 1 bedroom voucher
5	2 Bed / 1 Bath	\$2,000	\$2,050	\$2,100	Sec 8. Requested increase to \$2,300. 1 bedroom voucher
6	1 Bed / 1Bath	\$913.29	\$1,004.62	\$1,700	Capex pass throughs and annual increase included

ASSET  
FINANCIAL  
LOCATION









LOCATION  
Sales Statistic  
Charts



ASSET  
FINANCIAL  
LOCATION

LOCATION  
Sales  
Comparables

						
	Subject Property	6 Units MLK Jr. Way	5 Units 28th Ave	9 Unit Park Blvd	7 Unit E. 24th St	5 Unit 25th Ave
Sales	\$1,550,000	\$1,875,000	\$1,195,000	\$2,188,000	\$1,350,000	\$1,650,000
Address	3256 Nicol Ave	3615 MLK Jr. Way	1515 28th Ave	2282 Park Blvd	1812 E. 24th St	2436 25th Ave
City	Oakland	Oakland	Oakland	Oakland	Oakland	Oakland
# Of Units	6	6	5	9	7	5
Year Built	1962	1963	1906	1949		1954
Close of Escrow	Active	Active	Active	Active	Active	Active
Total Sq. Ft.	4,374	4,350	3,064	6,376	4,483	4,683
Price/Building Sq. Ft.	\$243	\$431	\$390	\$343	\$301	\$352
Price/Unit	\$258,333	\$312,500	\$239,000	\$258,333	\$192,857	\$330,000
Studio				1 Unit	3 Units	
1 Bed/ 1 Bath	1 Unit		3 Units	8 Units	2 Units	2 Units
2 Bed/ 1 Bath	5 Units	6 Units	2 Units		1 Unit	3 Units
3 Bed/ 1 Bath					1 Unit	
3 Bed/ 2 Bath						1 Unit
Studio						
1 Bed						
2 Bed						
3 Bed						
Cap Rate	4.83%	4.58%	5.41%	4.32%	4.34%	3.94%
GRM	12.11	12.95	11.32	13.19	12.22	13.48
Comments	5 enclosed garage parking. Common laundry. Soft story completed.	Storage units. No garage or covered parking.	1 garage space. 110+ year construction.	Laundry and storage rooms. 5 garage spaces. Metered for water and PG&E.		Two units delivered vacant. House + triplex on one lot.

ASSET  
FINANCIAL  
LOCATION



LOCATION  
Comparables  
Map

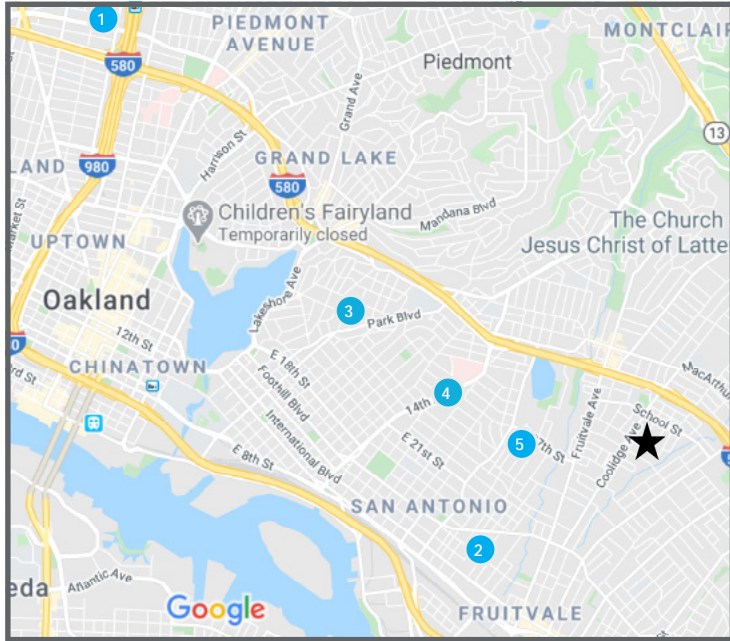
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FINANCIAL  
LOCATION

Competitive Properties						
	Property Address	Sq. Ft. # Of Units	Year Built	Price Price/Sq. Ft .	Cap Rate GRM	Comments
1	3615 MLK Jr. Way Oakland, CA	5,112 6	1963	\$1,875,000 \$431/PSF	4.58% 12.95	Storage units. No garage or covered parking
2	1515 28th Avenue Oakland, CA	4,610 8	1906	\$1,195,000 \$390/PSF	5.41% 11.32	1 garage space. 110+ year construction.
3	2282 Park Blvd. Oakland, CA	4,225 8	1949	\$2,188,000 \$343/PSF	4.32% 13.19	Laundry and storage rooms. 5 garage spaces. Metered for water and PG&E.
4	1812 E. 24th Street Oakland, CA	4,483 7	1920	\$1,350,000 \$301/PSF	4.34% 12.22	
5	2436 25th Avenue Oakland, CA	6,376 9	1954	\$1,650,000 \$352/PSF	3.94% 13.48	Two units delivered vacant. House + triplex on one lot.



Subject Property					
Property Address	Sq. Ft. # Of Units	Year Built	Price Price/Sq. Ft.	Cap Rate GRM	Comments

3256 Nicol Avenue Oakland, CA	4,374 6	1962	\$1,550,000 \$354/PSF	4.83% 12.11	5 enclosed garage parking. Common laundry. Soft story completed.
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ASSET  
Demographics

ASSET  
FINANCIAL  
LOCATION

KEY FACTS

268,821

Population



Average Household Size

37.9

Median Age

\$74,561

Median Household Income

EDUCATION

19%

No High School Diploma



15%

High School Graduate



24%

Some College



43%

Bachelor's/Grad/Prof Degree

BUSINESS



8,211

Total Businesses



59,692

Total Employees

EMPLOYMENT



64%

White Collar



17%

Blue Collar



19%

Services

6.0%

Unemployment Rate

INCOME



\$74,561

Median Household Income



\$43,844

Per Capita Income



\$71,897

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (15.4%)

The smallest group: \$25,000 - \$34,999 (7.4%)

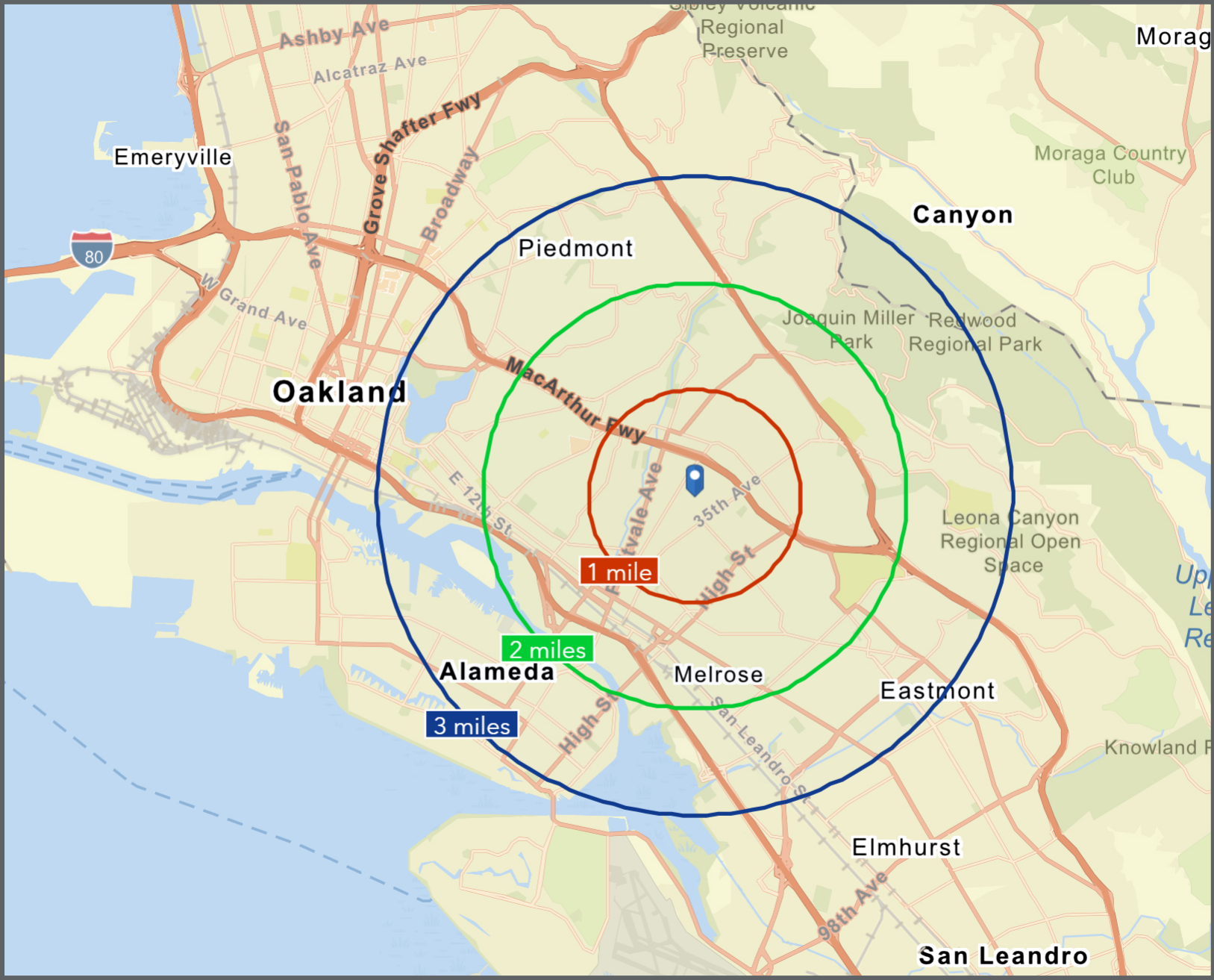
Indicator	Value	Difference	
<\$15,000	9.3%	+2.3%	
\$15,000 - \$24,999	8.0%	+2.4%	
\$25,000 - \$34,999	7.4%	+1.9%	
\$35,000 - \$49,999	10.1%	+2.5%	
\$50,000 - \$74,999	15.4%	+2.7%	
\$75,000 - \$99,999	11.3%	-0.2%	
\$100,000 - \$149,999	15.4%	-3.7%	
\$150,000 - \$199,999	8.9%	-3.5%	
\$200,000+	14.2%	-4.5%	

Bars show deviation from Alameda County



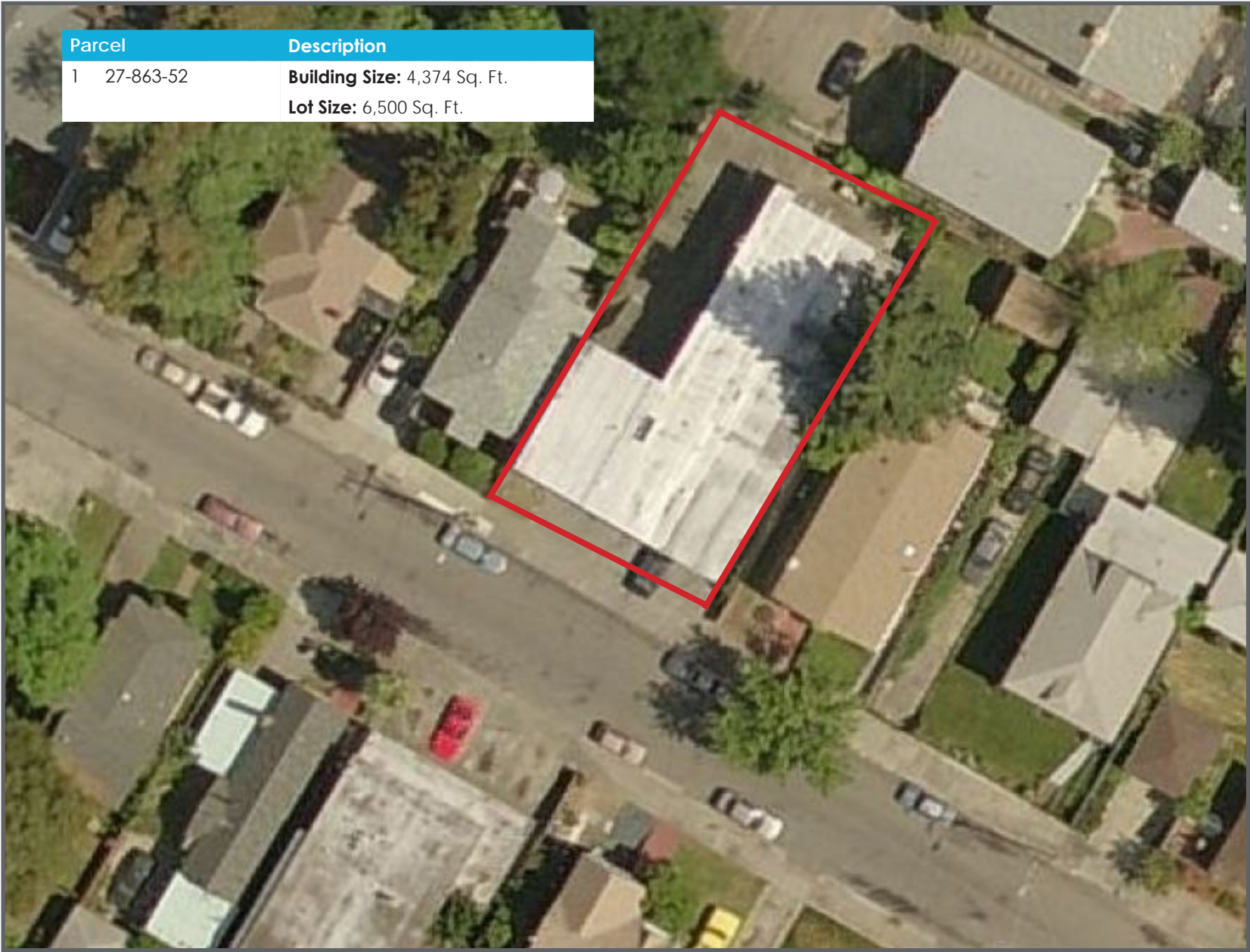
ASSET  
Demographics

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LOCATION



LOCATION  
Parcel Map

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LOCATION





LOCATION  
 Driving  
 Directions

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 LOCATION



Name	Drive Time	Walk Time	Distance
School St Transit Stop (54))		11 min	0.5 mi
School St. Laurel Ave Stop (14)		6 min	0.3 mi
BART - Fruitvale Station	8 min	31 min	1.6 mi
Caltrain - 4th St SF Station	23 min		13.7 mi
Ferry Terminal - Alameda Ferry	23 min		6.5 mi
Name	Drive Time	Walk Time	Distance
Airport - San Francisco International	35 min		26.2 mi
Airport - Oakland International	22 min		7.1 mi
Airport - San Jose	48 min		41.1 mi



BROKERAGE

Contact

Information



For a private showing, please contact one of the exclusive listing agents from BCRE.

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