

4527 Bancroft Ave

Oakland, CA 94601

**Multifamily
Investment Opportunity**

Offering Memorandum



MATTHEWS™

EXCLUSIVELY LISTED BY



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PROPERTY OVERVIEW

4527 Bancroft Ave
Oakland, CA 94601



4527 Bancroft Ave

Oakland, CA 94601

1988

Year Built

±13,500 SF

Building Size

2+1

Unit Mix

±750 SF

Average Unit Size

\$34,200

Total Market Average Rent

100%

Occupancy



INVESTMENT HIGHLIGHTS

Property Highlights

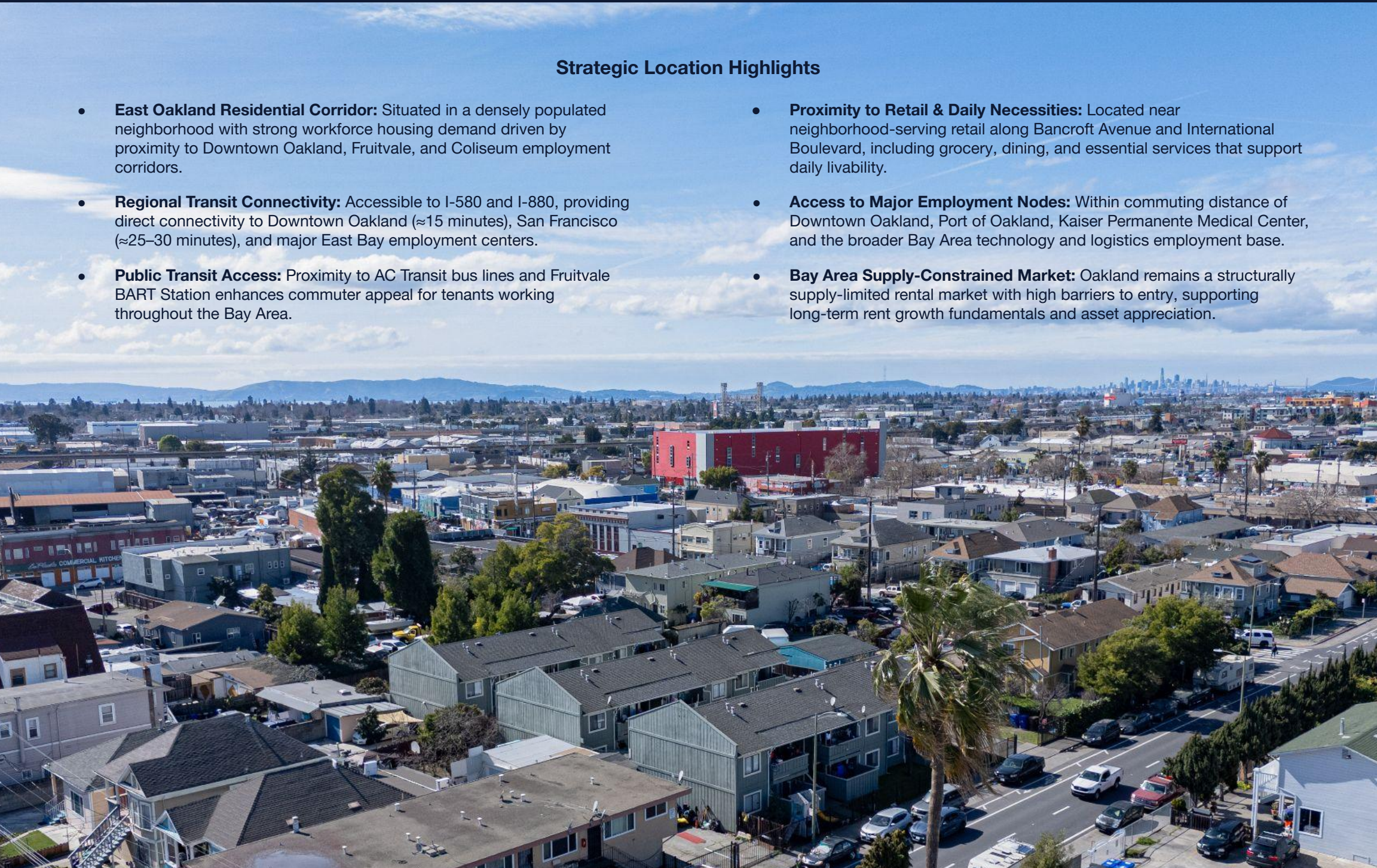
- **Exempt from Local Rent Control:** Built after Oakland's 1983 rent control cutoff, allowing for operational flexibility and market-aligned rental growth. This exemption enhances long-term revenue scalability relative to older housing stock.
- **19 On-Site Parking Spaces:** Ample on-site parking supports tenant convenience in a supply-constrained East Oakland submarket where off-street parking is a competitive advantage.
- **100% Two-Bedroom / One-Bath Units:** Consistent two-bedroom layout caters to workforce households and small families, supporting durable rental demand and strong tenant retention.
- **100% Occupied Asset:** Stabilized occupancy demonstrates consistent demand for well-located workforce housing in the Oakland market.
- **Established Tenant Base:** Approximately 75% of residents have occupied their units for 10+ years, reflecting tenant satisfaction and community stability.
- **Embedded Rental Upside:** Scheduled rent increase in April 2026 provides near-term income growth, with additional upside potential through turnover of long-term tenants.



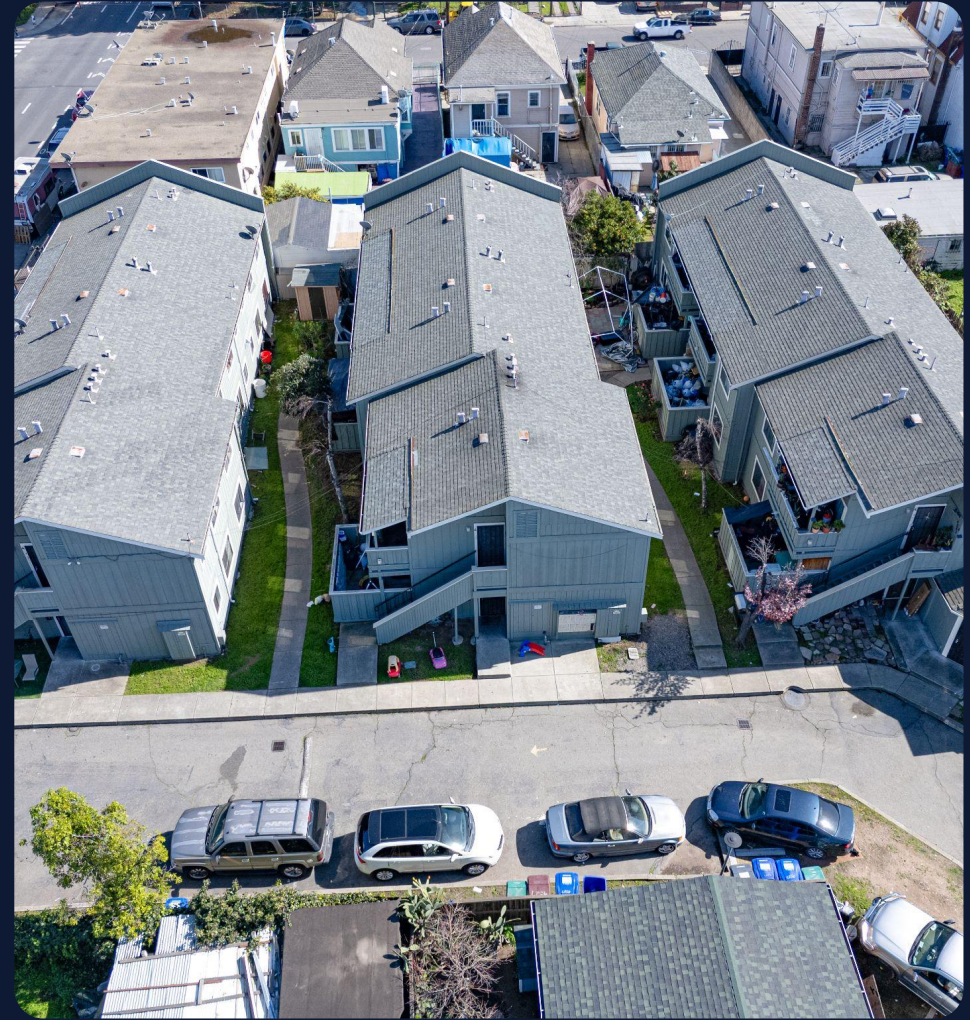
LOCATION HIGHLIGHTS

Strategic Location Highlights

- **East Oakland Residential Corridor:** Situated in a densely populated neighborhood with strong workforce housing demand driven by proximity to Downtown Oakland, Fruitvale, and Coliseum employment corridors.
- **Regional Transit Connectivity:** Accessible to I-580 and I-880, providing direct connectivity to Downtown Oakland (≈15 minutes), San Francisco (≈25–30 minutes), and major East Bay employment centers.
- **Public Transit Access:** Proximity to AC Transit bus lines and Fruitvale BART Station enhances commuter appeal for tenants working throughout the Bay Area.
- **Proximity to Retail & Daily Necessities:** Located near neighborhood-serving retail along Bancroft Avenue and International Boulevard, including grocery, dining, and essential services that support daily livability.
- **Access to Major Employment Nodes:** Within commuting distance of Downtown Oakland, Port of Oakland, Kaiser Permanente Medical Center, and the broader Bay Area technology and logistics employment base.
- **Bay Area Supply-Constrained Market:** Oakland remains a structurally supply-limited rental market with high barriers to entry, supporting long-term rent growth fundamentals and asset appreciation.



PROPERTY PHOTOS



INTERIOR PHOTOS





Kaiser Permanente Oakland
±349 Beds

Edna Brewer Middle School
±791 Students

Oakland
6.4 Miles Away

Merritt College
±7,000 Students

Bay Area Rapid Transit

Subject Property



Naval Air Station, Alameda (NAS-Alameda)



East Oakland Pride Elementary
±345 Students

amazon

OAKLAND ARENA

ROSS DRESS FOR LESS

Oakland International Airport
±5.3 Miles Away | ±13M Annual Travelers

FedEx

COSTCO WHOLESALE

Benjamin Moore

Google Earth



185

±174,000 VPD

±25,100 VPD

±224,000 VPD

FINANCIAL OVERVIEW

4527 Bancroft Ave
Oakland, CA 94601



FINANCIAL SUMMARY

\$3,025,000

List Price

\$168,056

Price Per Unit

\$224.07

Price Per SF

8.08

GRM

7.74%

Cap Rate

Unit Mix

Total Units	Unit Mix	Unit Mix %	Avg. Square Feet	Current Avg. Rent PSF	Current Avg. Rent	Market Avg. Rent	Market Rent PSF	Current Max Rent	Total Current Monthly Rent	Market Monthly Rent
18	2+1	100%	750	\$2.31	\$1,732	\$1,900	\$2.53	\$2,175	\$31,180	\$34,200
Total			13,500	\$41.57	\$31,180	\$34,200	\$45.60	\$5,023	\$374,160	\$410,400

FINANCIAL SUMMARY

Annual Operating Summary

	Proforma Estimates	Current	Per Unit	Market	Per Unit
Gross Potential Rent		\$374,160	Current Rent	\$410,400	10%
Less Vacancy	-5.0%	-\$18,708	-5.0%	-\$20,520	-5.0%
Loss/Gain to Lease	0.0%	\$0	0.0%	-\$4,104	-1.0%
Less Concessions	0.00%	\$0	0.0%	-\$1,026	-0.25%
Less Change in Delinquency	0.00%	\$0	0.0%	-\$1,026	-0.25%
Gross Operating Income		\$355,452		\$383,724	
Expenses		\$121,166	32.38%	\$122,014	30.18%
Net Operating Income		\$234,286	\$13,016	\$261,710	\$14,539

Pro Forma Annual Operating Expenses

	Pro Forma Estimates	% of Current SGI	Current	Per Unit	Market	Per Unit	% of SGI
Real Estate Taxes	\$40,590Total	10.85%	\$40,590	\$2,255	\$40,590	\$2,255	9.9%
Property Management Fee	3.0%x GOI	2.85%	\$10,664	\$592	\$11,512	\$640	2.8%
Insurance	\$1,000Per Unit	4.81%	\$18,000	\$1,000	\$18,000	\$1,000	4.4%
Turnover	\$200Per Unit	0.96%	\$3,600	\$200	\$3,600	\$200	0.9%
Repairs & Maintenance	\$500Per Unit	2.41%	\$9,000	\$500	\$9,000	\$500	2.2%
Water/Sewer	\$1,267Per Unit	6.10%	\$22,806	\$1,267	\$22,806	\$1,267	5.6%
Trash Removal	\$667Per Unit	3.21%	\$12,006	\$667	\$12,006	\$667	2.9%
Reserves	\$250Per Unit	1.20%	\$4,500	\$250	\$4,500	\$250	1.1%
Total Expenses			\$121,166	\$6,731	\$122,014	\$6,779	29.7%

RENT ROLL

Unit Mix	Unit #	# Of Units	SF	Current Rent	Current Rent/SF	Market Rent	Market Rent/SF	Loss To Lease	Upside (%)
2+1	4527-1	1	750	\$2,175	\$2.90	\$1,900	\$2.53	\$275	-13%
2+1	4527-2	1	750	\$1,640	\$2.19	\$1,900	\$2.53	-\$260	16%
2+1	4527-3	1	750	\$2,175	\$2.90	\$1,900	\$2.53	\$275	-13%
2+1	4527-4	1	750	\$500	\$0.67	\$1,900	\$2.53	-\$1,400	280%
2+1	4527-5	1	750	\$1,700	\$2.27	\$1,900	\$2.53	-\$200	12%
2+1	4527-6	1	750	\$1,700	\$2.27	\$1,900	\$2.53	-\$200	12%
2+1	4537-1	1	750	\$1,675	\$2.23	\$1,900	\$2.53	-\$225	13%
2+1	4537-2	1	750	\$1,675	\$2.23	\$1,900	\$2.53	-\$225	13%
2+1	4537-3	1	750	\$1,700	\$2.27	\$1,900	\$2.53	-\$200	12%
2+1	4537-4	1	750	\$1,675	\$2.23	\$1,900	\$2.53	-\$225	13%
2+1	4537-5	1	750	\$1,650	\$2.20	\$1,900	\$2.53	-\$250	15%
2+1	4537-6	1	750	\$1,700	\$2.27	\$1,900	\$2.53	-\$200	12%
2+1	4547-1	1	750	\$1,675	\$2.23	\$1,900	\$2.53	-\$225	13%
2+1	4547-2	1	750	\$1,665	\$2.22	\$1,900	\$2.53	-\$235	14%
2+1	4547-3	1	750	\$2,175	\$2.90	\$1,900	\$2.53	\$275	-13%
2+1	4547-4	1	750	\$1,825	\$2.43	\$1,900	\$2.53	-\$75	4%
2+1	4547-5	1	750	\$1,875	\$2.50	\$1,900	\$2.53	-\$25	1%
2+1	4547-6	1	750	\$2,000	\$2.67	\$1,900	\$2.53	\$100	-5%
Totals		18	13,500	\$31,180	\$41.57	\$34,200	\$2.53	-\$3,020	10%
Averages			750	\$1,732	\$2.31	\$1,900	\$2.53	-\$168	

MARKET OVERVIEW

4527 Bancroft Ave
Oakland, CA 94601



OAKLAND, CA

512,264

Total Population

\$163,623

Median HH Income

203,549

of Households

36.2

Median Age

232,000

Employed
Population

44.06%

% Bachelor's
Degree

41.1%

Homeownership
Rate

\$754,000

Median Property
Value



Neighborhood Overview

4527 Bancroft Avenue is located in Oakland's Fruitvale District, a dense, transit-oriented neighborhood in East Oakland known for its strong residential base and neighborhood-serving retail. The area consists primarily of early to mid-century single-family homes and small multifamily properties, supporting steady workforce housing demand.

The property benefits from proximity to Fruitvale BART Station (approximately one mile away), providing direct access to Downtown Oakland and San Francisco. International Boulevard and Fruitvale Avenue serve as key commercial corridors with grocery stores, restaurants, medical offices, and daily-needs retail. Convenient access to I-580 and I-880 further enhances regional connectivity.

Overall, the neighborhood offers stable residential density, strong transit access, and consistent demand driven by affordability relative to broader Bay Area markets.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
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Current Year Estimate	42,792	270,354	507,763
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Households	1-Mile	3-Mile	5-Mile
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Current Year Estimate	13,021	97,548	200,472
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Income	1-Mile	3-Mile	5-Mile
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Average Household Income	\$103,608	\$144,628	\$162,716
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Local Market Overview

Oakland serves as the economic center of the East Bay and remains a critical component of the San Francisco–Oakland–Berkeley MSA, one of the largest regional economies in the United States. With a population exceeding 510,000 residents, Oakland benefits from high median household incomes, a highly educated workforce, and direct proximity to San Francisco and Silicon Valley employment hubs. The city’s diverse housing stock, established neighborhoods, and transit connectivity support consistent residential demand despite broader Bay Area market cycles.

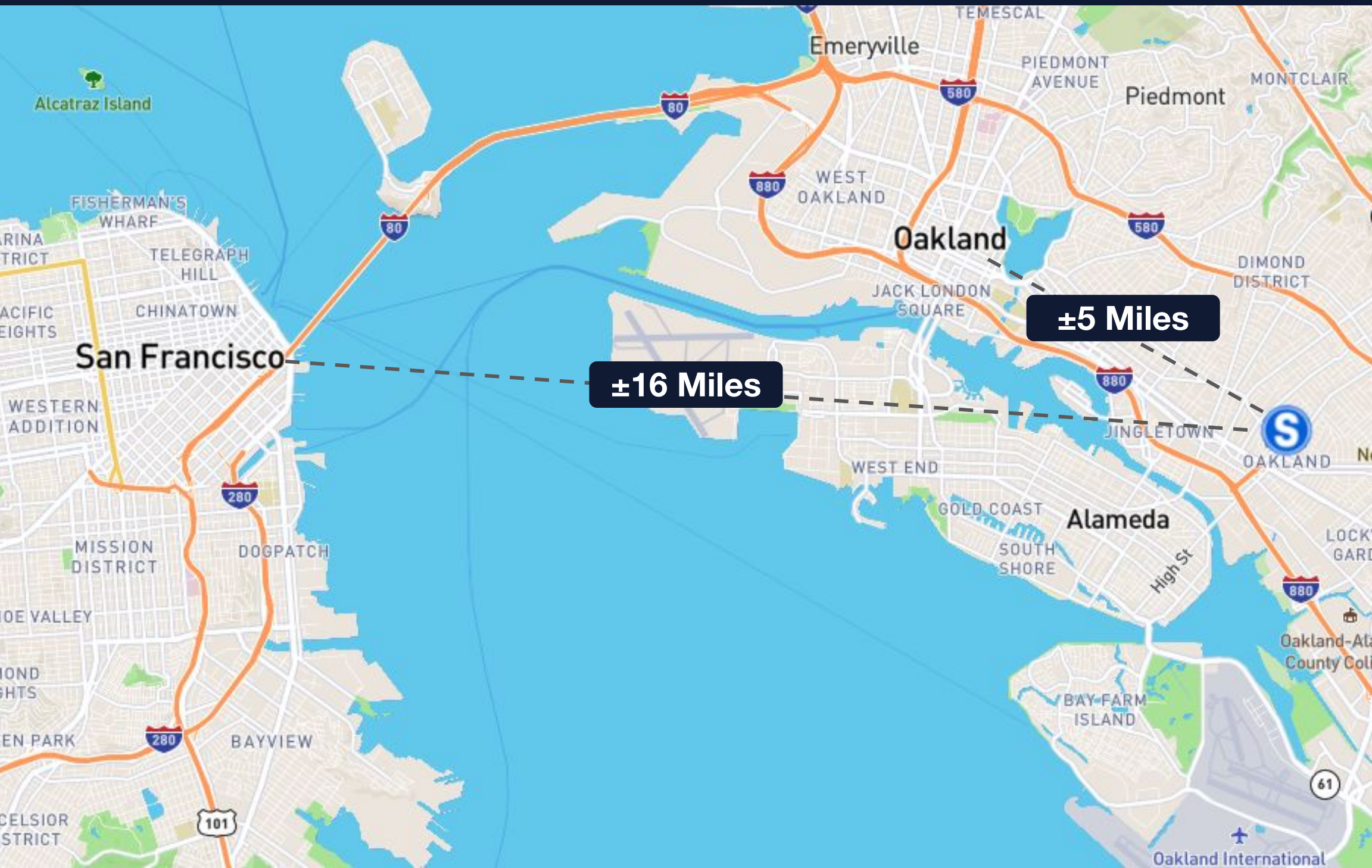
Strategically positioned along Interstate 880 and Interstate 580 with extensive BART service, Oakland offers immediate regional access to Downtown San Francisco (approximately 8 miles) and major Peninsula and South Bay job centers. Its combination of urban density, transportation infrastructure, and relative affordability compared to core San Francisco locations continues to drive long-term housing and commercial demand fundamentals.

Economic Drivers

Oakland’s economy is diversified across logistics, healthcare, education, government, and professional services. The Port of Oakland ranks among the top container ports in the United States and serves as a major West Coast gateway for international trade. Healthcare systems, public-sector institutions, and regional service employers provide employment stability, while proximity to San Francisco’s technology sector supports continued professional and creative industry presence.

The San Francisco–Oakland–Berkeley MSA generates more than \$700 billion in regional GDP, reflecting one of the most diversified and innovation-driven economies globally. Oakland’s infrastructure, employment base, and central Bay Area location continue to position the city as a critical logistics and workforce hub within Northern California.

REGIONAL MAP



SAN FRANCISCO, CA

Total Population
836,000+

Annual Visitors
23 Million

Tourism Economic Impact
\$8.8 Billion

GDP
\$600+ Billion



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4527 Bancroft Ave | Oakland, CA 94601

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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