548 105th Ave

Oakland, CA 94603

3 Miles from Oakland International Airport | 12,000+ Nearby Jobs | 40% Upside Potential

MATTHEWS™

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548 105th Ave Oakland, CA 94603

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MATTHEWS™

Property
Overview

548 105th Ave | Oakland, CA 94603

Executive Summary

548 105th Ave

Oakland, CA 94603

14
Total Units

10,478
Total Rentable SF

Investment Highlights

Turnkey Single-Story Layout: Expansive garden-style apartment featuring an all-ground-floor layout with an optimal unit mix of 1, 2, 3, and 4-bedroom floor plans.

100% Occupancy: Fully leased, generating immediate and stable cash flow from day one.

Comprehensive Main Utility Infrastructure: Brand-new property-wide copper main water lines connecting directly from the EBMUD meter to each individual unit. Upgraded with unit-specific OBSERVATIONAL sub-meters and dedicated shutoff valves for proactive leak detection and streamlined utility management.

Significant Capital Improvements: Features a complete roof replacement (2022), comprehensive drain, water, and vent line updates in Unit 4, and modern gas line replacements serving Units 3, 4, 5, and 12.

Abundant Resident Parking: Offers ample on-site parking, a highly coveted amenity that enhances tenant retention and property value.

Exceptional Regional & Local Connectivity: Seamless commuter access via I-880. Residents enjoy swift transit access via the San Leandro BART Station (approx. 5-minute drive / 1.6 miles), Coliseum BART/Amtrak Station, and direct AC Transit routes servicing the East Bay.

Strategic Employment Hub Proximity: Positioned less than 10 minutes from Oakland International Airport (OAK) and Kaiser Permanente San Leandro Medical Center. The property sits in a prime commute corridor for high-volume airport, logistics, and healthcare workforces seeking accessible housing.

Investment Summary

14 Total Units	**$2,850,000** Price	**7.95%** Current Cap Rate	**±10,478** Building SF
$203,571 Price Per Unit	**$272.00** Price Per SF	**8.32** Current GRM	**±748** Average Unit Size

N
Coliseum College Prep Academy
±900 Students
Arroyo Viejo Recreation Center
OAKLAND ZOO
Oakland Flee Market
Oakland Coliseum BART Station
±3 Miles Away
Castlemont High School
±720 Students
Bishop O'Dowd High School
±1,280 Students
COLISEUM LEXUS OF OAKLAND
Audi Oakland
ACURA
OAKLAND ARENA
85
MacArthur Freeway
±168,000 VPD
580
± 20,850 VPD
Elmhurst United Middle School
±3,000 Students
880
Acorn Woodland Elementary
±300 Students
± 220,000 VPD
Esperanza Elementary
±420 Students
Foothill Square
Foods Co
ROSS DRESS FOR LESS
WELLS FARGO
metro by T-Mobile
SAFEWAY
planet fitness
West Gate San Leandro
COSTCO WHOLESALE
Oakland's GRIND
THE HOME DEPOT
Walmart Supercenter
ROSS DRESS FOR LESS
Burlington
verizon
Bay Fair BART Station
±3 Miles Away
Subject Property
East Oakland Sports Center
DURANT Marketplace
V&D JEWELRY
FITNESS 19
food maxx
Oakland San Francisco Bay Airport
Madison Park Academy TK-5 & 6-12
±1,080 Students
San Leandro BART Station
±1 Miles Away
Metropolitan Golf Links
Golf Course
Google Earth

Financial
Overview

548 105th Ave | Oakland, CA 94603

Financial Overview

$2,850,000	7.95%	$203,571	$272.00
List Price	Cap Rate	Price Per Unit	Price Per SF

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
4	1+1	29%	500	$3.61	$1,806	$1,870	$3.74	$2,129	$7,224	$7,480
4	2+1	29%	700	$2.98	$2,089	$2,203	$3.15	$2,400	$8,354	$8,812
1	3+2	7%	800	$2.54	$2,030	$3,184	$3.98	$2,030	$2,030	$3,184
5	4+2	36%	976	$2.24	$2,186	$4,112	$4.21	$2,751	$10,928	$20,560
14	**Average**		**748**	**$2.87**	**$2,038**	**$2,860**	**$3.76**	**$2,422**	**$28,536**	**$40,036**
	Total		**10,478**	**$40.12**	**$28,536**	**$40,036**	**$52.60**	**$26,165**	**$342,432**	**$480,432**

Rent Roll

Unit Mix	Unit #	# of Units	SF	Current Rent	Current Rent/SF	Market Rent	Market Rent/SF	Loss to Lease	Upside (%)
1+1	1	1	500	$2,129	$4.26	$1,870	$3.74	$259	-12%
1+1	2	1	500	$1,100	$2.20	$1,870	$3.74	-$770	70%
4+2	3	1	975	$2,097	$2.15	$4,112	$4.22	-$2,015	96%
2+1	4*	1	700	$2,400	$3.43	$2,203	$3.15	$197	-8%
1+1	5	1	500	$2,050	$4.10	$1,870	$3.74	$180	-9%
4+2	6	1	975	$1,697	$1.74	$4,112	$4.22	-$2,415	142%
2+1	7	1	700	$1,154	$1.65	$2,203	$3.15	-$1,049	91%
2+1	8*	1	700	$2,400	$3.43	$2,203	$3.15	$197	-8%
4+2	9	1	975	$1,872	$1.92	$4,112	$4.22	-$2,240	120%
1+1	10	1	500	$1,945	$3.89	$1,870	$3.74	$75	-4%
4+2	11	1	975	$2,751	$2.82	$4,112	$4.22	-$1,361	49%
3+2	12	1	800	$2,030	$2.54	$3,184	$3.98	-$1,154	57%
2+1	13*	1	700	$2,400	$3.43	$2,203	$3.15	$197	-8%
4+2	14	1	978	$2,511	$2.57	$4,112	$4.20	-$1,601	64%
Totals		**14**	**10,478**	**$28,536**	**$40.12**	**$40,036**	**$3.76**	**-$11,500**	**40%**
Averages			**748**	**$2,038**	**$2.87**	**$2,860**	**$3.76**	**-$821**	

*NON-CONFORMING

Pro Forma Comparison

		Current	Per Unit	Market	Per Unit
Gross Potential Rent	Pro Forma Estimates	$342,432	Current Rent	$480,432	40% Upside
Less Vacancy	-3.0%	-$10,273	-3.0%	-$24,022	-5.0%
Gross Operating Income:		**$332,159**		**$449,204**	
Expenses:		$105,467	30.80%	$110,148	23.28%
Net Operating Income:		**$226,693**	**$16,192**	**$339,056**	**$24,218**

	Pro Forma Estimates		Current	Per Unit	Market	Per Unit
Real Estate Taxes	1.2779%	of Purchase Price	$36,420	$2,601	$36,420	$2,601
Property Management Fee	4.0%	x GOI	$13,286	$949	$17,968	$1,283
Insurance	$1,000	Per Unit	$14,000	$1,000	$14,000	$1,000
Turnover	$200	Per Unit	$2,800	$200	$2,800	$200
Repairs & Maintenance	$500	Per Unit	$7,000	$500	$7,000	$500
Electricity	$1,320	Total	$1,320	$94	$1,320	$94
Water/Sewer	$20,400	Total	$20,400	$1,457	$20,400	$1,457
Trash Removal	$7,440	Total	$7,440	$531	$7,440	$531
Reserves	$200	Per Unit	$2,800	$200	$2,800	$200
Total Expenses			**$105,467**	**$7,533**	**$110,148**	**$7,868**

Market
Overview

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OAKLAND, CA

Neighborhood Overview | Sobrante Park / Elmhurst

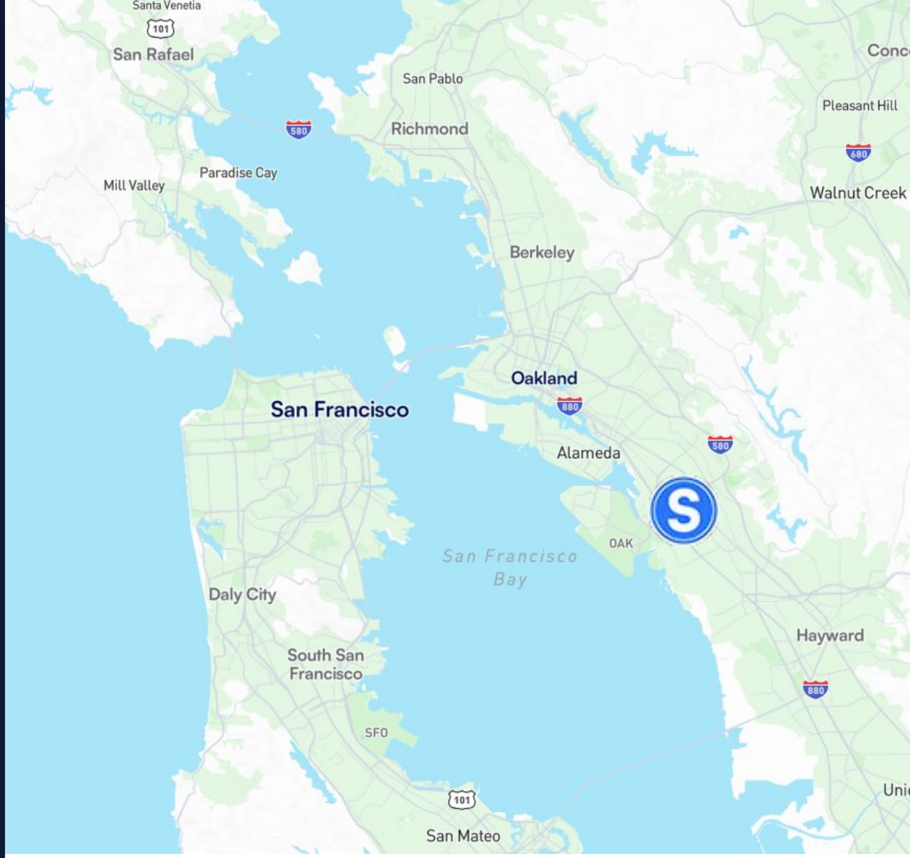
Located at **548 105th Avenue** in Oakland **Sobrante Park / Elmhurst** neighborhood, the property is situated within an established residential community characterized by a mix of single-family homes, townhomes, and multifamily housing. The surrounding area provides convenient access to neighborhood retail, schools, parks, and public transportation, while offering direct connectivity throughout Oakland and the greater East Bay.

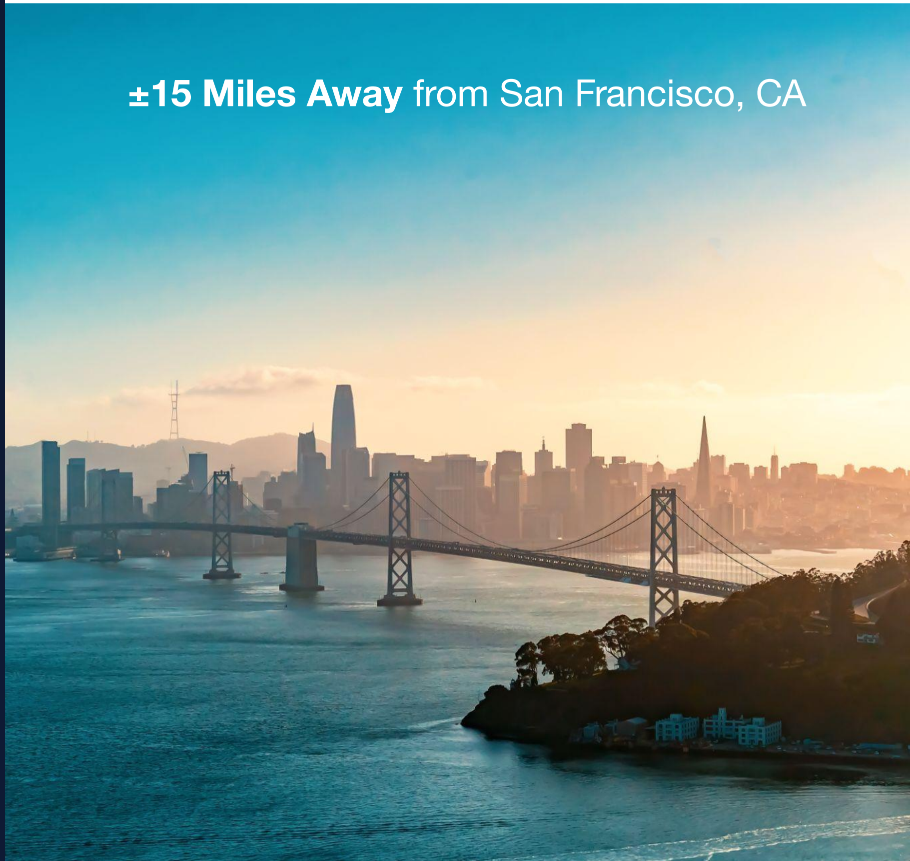
The property benefits from immediate access to **Interstate 880**, **Highway 92**, and **Hegenberger Road**, providing efficient connections to Downtown Oakland, the Port of Oakland, Oakland International Airport, and major employment centers throughout the Bay Area. Residents are also within minutes of **BART stations** including Colosseum and San Leandro, expanding transit access across the region.

East Oakland continues to experience long-term public and private investment focused on transportation infrastructure, housing, and neighborhood revitalization. Combined with Oakland's ongoing housing shortage and strong rental demand, the property's location offers an attractive opportunity for long-term multifamily investment.

The neighborhood serves a broad workforce employed in logistics, transportation, healthcare, education, manufacturing, retail, and airport-related industries. With proximity to major employment corridors and regional transportation infrastructure, **548 105th Avenue** is well positioned to benefit from stable renter demand and long-term appreciation potential.

Population	1-Mile	3-Mile	5-Mile
2025 Population	47,858	317,195	519,564
2030 Population Projection	47,731	318,107	520,336
Households	**1-Mile**	**3-Mile**	**5-Mile**
2025 Households	17,430	128,922	204,588
2030 Household Projection	17,403	129,461	205,076
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$97,117	$131,590	$138,501





Employment

2025 Statistics

1.3M+
Total Workforce Base

1.6%
Employment Growth

±4 Miles Away

Major Employer
KAISER PERMANENTE
2,300+ Employees

#1 Employment Sector

17% Health Care & Social Assistance

Key Industries Driving Demand

Health Care
Leading Hub for Health & Wellness

Technology
Driven by Innovation & Startups

Professional Services
Accounting, Legal & Consulting Growth

Education
Strong Institutions & Research

Source: Employment, industry, and economic impact data are compiled from the U.S. Bureau of Labor Statistics (BLS), U.S. Census Bureau, California Employment Development Department (EDD), Port of Oakland, Oakland International Airport, and publicly available company information. Figures are the most recent available at the time of publication and are subject to change.

Corporate Tech Presence

Employees in Greater Oakland

Google	3,000+ Employees
Kaiser Permanente	2,300+ Employees
Clover Health	1,500+ Employees
PayPal	1,000+ Employees
salesforce.org	1,000+ Employees

Oakland International Airport

±3 Miles from SP | 12,000+ Jobs Supported

#5 Bay Area Airport
13.7M+ Passengers Annually

Port of Oakland

81,000+ Jobs Supported

$90B+ 5th Busiest Container Port in the U.S.

OAKLAND, CA

Why The San Francisco MSA Drives Oakland Multifamily Demand

Regional Economic Engine
Oakland benefits from the strength of the entire San Francisco MSA, including world-class innovation, finance, healthcare, and professional services sectors that drive job growth and household formation.

Exceptional Regional Connectivity
Oakland's access to major highways, BART, ferry service, and Oakland International Airport provides seamless connectivity to San Francisco and the broader Bay Area.

Demand Driven by Housing Affordability
High housing costs across the Bay Area continue to push renters toward Oakland, where relatively more attainable housing options support consistent multifamily demand.

Strong Long-Term Investment Fundamentals
Oakland's diverse economy, growing population, and ongoing investment in infrastructure, jobs, and amenities create favorable conditions for long-term occupancy, rent growth, and value appreciation.

Confidentiality Agreement & Disclaimer

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **548 105th Ave, Oakland, CA, 94603** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
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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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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Value-Add Opportunity | 40% Upside Potential

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