

AVENUE 8

For Sale: Oakland Duplex in Upper

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OAKLAND, CA 94601



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SECTION I

Property Details



Property Summary



Property Summary

Lot Size:	5,000 Sq. Ft.
Price:	\$625,000
Rentable SF:	1,416
Type:	MultiFamily

Property Overview

Well located turn-key duplex with tremendous rental upside. Built in 1923, this lovely property is available for the first time in 30 years. A great opportunity for an investor or owner-occupier alike.

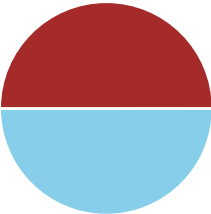
Location Overview

Upper Fruitvale Gem on a quiet and charming tree-lined street. Centrally and conveniently located to all that the vibrant Fruitvale community has to offer - Fruitvale Ave., restaurants, and retail. Close to 580 and 880 Freeways and public transportation including Fruitvale Bart station.

Unit Mix Report

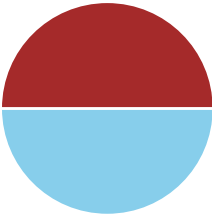
Units	Type	Approx. SqFt	Avg. Rents	Monthly	Mkt Rents	Monthly
1	One Bedroom/One Bath	745	\$875.00	\$875.00	\$1,975.00	\$1,975.00
1	One Bedroom/One Bath	745	\$975.00	\$975.00	\$1,975.00	\$1,975.00
2		1,490		\$1,850.00		\$3,950.00

UNIT MIX



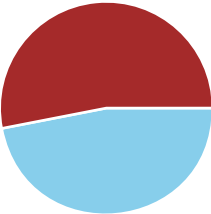
- One Bedroom/One Bath
- One Bedroom/One Bath

UNIT MIX SQUARE FEET



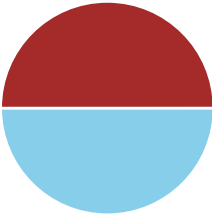
- One Bedroom/One Bath
- One Bedroom/One Bath

UNIT MIX INCOME



- One Bedroom/One Bath
- One Bedroom/One Bath

UNIT MIX MARKET INCOME



- One Bedroom/One Bath
- One Bedroom/One Bath

Pro Forma Summary



Investment Summary

Price	\$625,000
Year Built	1923
Units	2
Price/Unit	\$312,500
RSF	1,490
Price/RSF	\$419.46
Lot Size	5,000 sf
Floors	1
Parking Spaces	1:1
APN	27-852-4
Cap Rate	1.57%
Market Cap Rate	5.47%
GRM	28.15
Market GRM	13.19

Financing Summary

Loan 1 (Fixed)	\$353,400
Initial Equity	\$271,600
Interest Rate	3.5%
Term	30 years
Monthly Payment	\$1,587
DCR	.51

Unit Mix & Monthly Scheduled Income

Type	Units	Actual	Total	Market	Total
One Bedroom/One Bath	1	\$875	\$875	\$1,975	\$1,975
One Bedroom/One Bath	1	\$975	\$975	\$1,975	\$1,975
Totals	2		\$1,850		\$3,950

Annualized Income

Description	Actual	Market
Gross Potential Rent	\$22,200	\$47,400
- Less: Vacancy	\$0	\$0
Effective Gross Income	\$22,200	\$47,400
- Less: Expenses	(\$12,408)	(\$13,208)
Net Operating Income	\$9,792	\$34,192
- Debt Service	(\$19,043)	(\$19,043)
Net Cash Flow after Debt Service	(\$9,251)	\$15,149
+ Principal Reduction	\$6,782	\$6,782
Total Return	(\$2,469)	\$21,931

Annualized Expenses

Description	Actual	Market
Property Taxes	\$8,160	\$8,160
Special Assessments	\$1,475	\$1,475
Insurance	\$700	\$500
Garbage	\$900	\$900
EBMUD	\$775	\$775
Business License	\$297	\$297
RAP Fee	\$101	\$101
	\$0	\$1,000
Total Expenses	\$12,408	\$13,208
Expenses Per RSF	\$8.33	\$8.86
Expenses Per Unit	\$6,204	\$6,604

SECTION II

Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



SECTION III

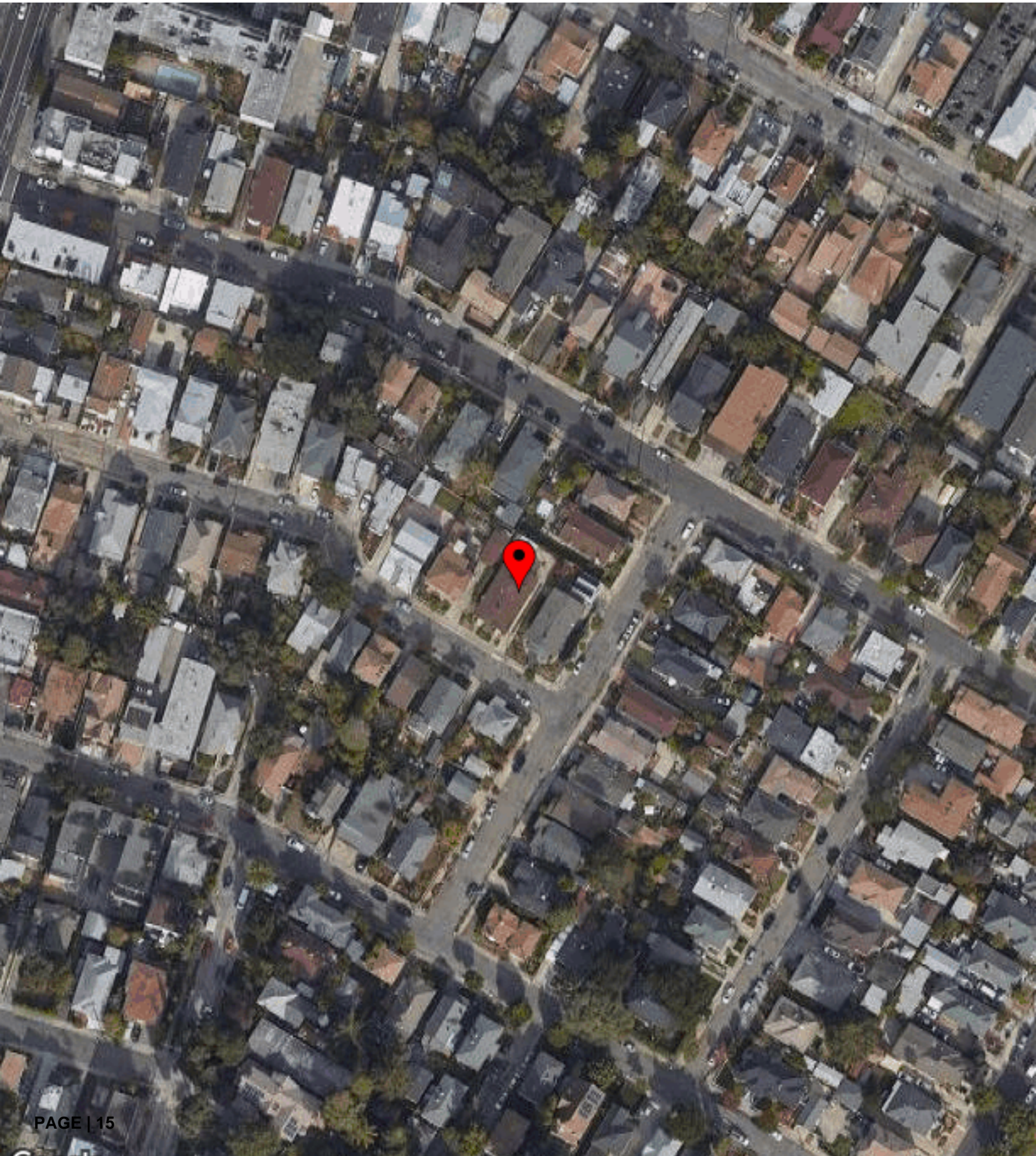
Maps / Demographics



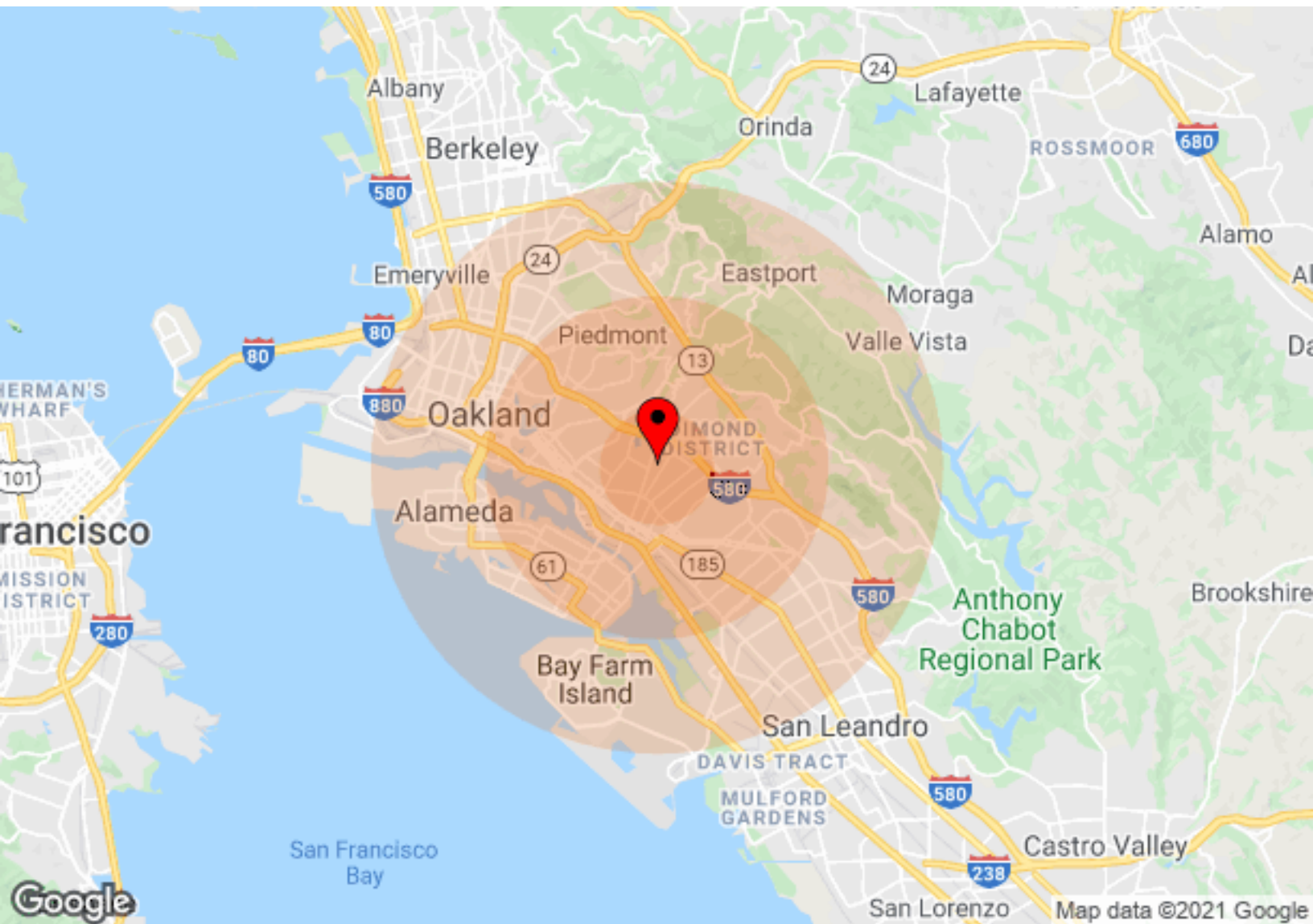
Location Map



Aerial Map



Demographics



Population	1 Mile	3 Miles	5 Miles
Male	26,172	126,684	227,988
Female	33,337	144,043	253,645
Total Population	59,509	270,727	481,633

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	13,082	49,362	87,599
Ages 15-24	8,126	31,729	56,306
Ages 55-64	6,289	35,019	62,177
Ages 65+	5,890	38,490	70,943

Race	1 Mile	3 Miles	5 Miles
White	13,703	102,999	187,884
Black	10,905	50,790	106,674
Am In/AK Nat	383	694	1,032
Hawaiian	96	528	1,080
Hispanic	27,482	77,021	126,992
Multi-Racial	37,306	113,098	189,812

Income	1 Mile	3 Miles	5 Miles
Median	\$37,220	\$51,162	\$49,898
< \$15,000	3,449	15,527	28,595
\$15,000-\$24,999	3,390	12,312	20,381
\$25,000-\$34,999	2,385	9,526	17,186
\$35,000-\$49,999	2,464	12,940	22,582
\$50,000-\$74,999	3,085	17,996	30,838
\$75,000-\$99,999	1,798	12,402	21,236
\$10,000-\$149,999	1,960	13,474	24,608
\$150,000-\$199,999	562	5,601	10,434
> \$200,000	268	7,351	14,255

Housing	1 Mile	3 Miles	5 Miles
Total Units	22,136	122,459	218,537
Occupied	20,164	112,453	198,944
Owner Occupied	7,162	45,825	85,659
Renter Occupied	13,002	66,628	113,285
Vacant	1,972	10,006	19,593

SECTION IV

Agent Information

