

3 Units in Oakland

6332 MACARTHUR BLVD, OAKLAND



For more information

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Price: \$899,000

Property Highlights

- High Yield Multifamily Triplex with a 7.3% Cap
- Rare Vacant Four Bedroom on Top Floor
- Separate Two-Bedroom / One-Bath Structure in Back of Property

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Property Summary

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AVENUE 8



Property Summary

Price:	\$899,000
Building SF:	3,036 SF
Land:	6,128 SF
Type:	MultiFamily
Price Per SF:	\$296

Property Overview

The MKD Group is pleased to present this well located three (3) unit two (2) structure property located at 6330 and 6332 MacArthur Boulevard in Oakland, CA. This property consists of a two (2) 2-bed 1-bath cottage as a separate structure in the back of the property and in the front of the property sits a house featuring one (1) 4-bed 1-bath unit upstairs and a 2-bed 1-bath unit downstairs. There is onsite parking and the garage features an opportunity to add a studio ADU or non-conforming unit! The property includes a newly painted exterior and a refurbished 4 bedroom unit with brand new flooring. The 4 bedroom is vacant.

Location Overview

6330 and 6332 MacArthur Boulevard is an incredible opportunity. Just two blocks away is the prestigious Mills college. This creates a uniquely quiet East Oakland neighborhood. The four bedroom unit on top of the structure closest to the street creates a great option for a future owner/operator to realize income from the two additional units while still having enough space for a growing family.

Pro Forma Summary

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Investment Summary

Price	\$899,000
Year Built	1941
Units	3
Price/Unit	\$299,667
RSF	3,036
Price/RSF	\$296.11
Lot Size	6,128 sf
Floors	2
Parking Spaces	1:1
APN	37A-2739-13-1
Cap Rate	7.33%
Market Cap Rate	11.08%
GRM	10.48
Market GRM	9.03

Financing Summary

Loan 1 (Fixed)	\$629,000
Initial Equity	\$269,700
Interest Rate	3.5%
Term	30 years
Monthly Payment	\$2,824
DCR	1.94

Unit Mix & Monthly Scheduled Income

Type	Units	Actual	Total	Market	Total
4 Bedroom/1 Bathroom - Vacant	1	\$3,600	\$3,600	\$3,600	\$3,600
2 Bedroom/1 Bathroom - Cottage	1	\$2,350	\$2,350	\$2,350	\$2,350
2 Bedroom/1 Bathroom - Downstairs	1	\$1,200	\$1,200	\$2,350	\$2,350
Totals	3		\$7,150		\$8,300

Annualized Income

Description	Actual	Market
Gross Potential Rent	\$85,800	\$99,600
- Less: Vacancy	\$0	\$0
Effective Gross Income	\$85,800	\$99,600
- Less: Expenses	(\$19,945)	\$0
Net Operating Income	\$65,855	\$99,600
- Debt Service	(\$33,894)	(\$33,894)
Net Cash Flow after Debt Service	\$31,961	\$65,706
+ Principal Reduction	\$12,071	\$12,071
Total Return	\$44,032	\$77,777

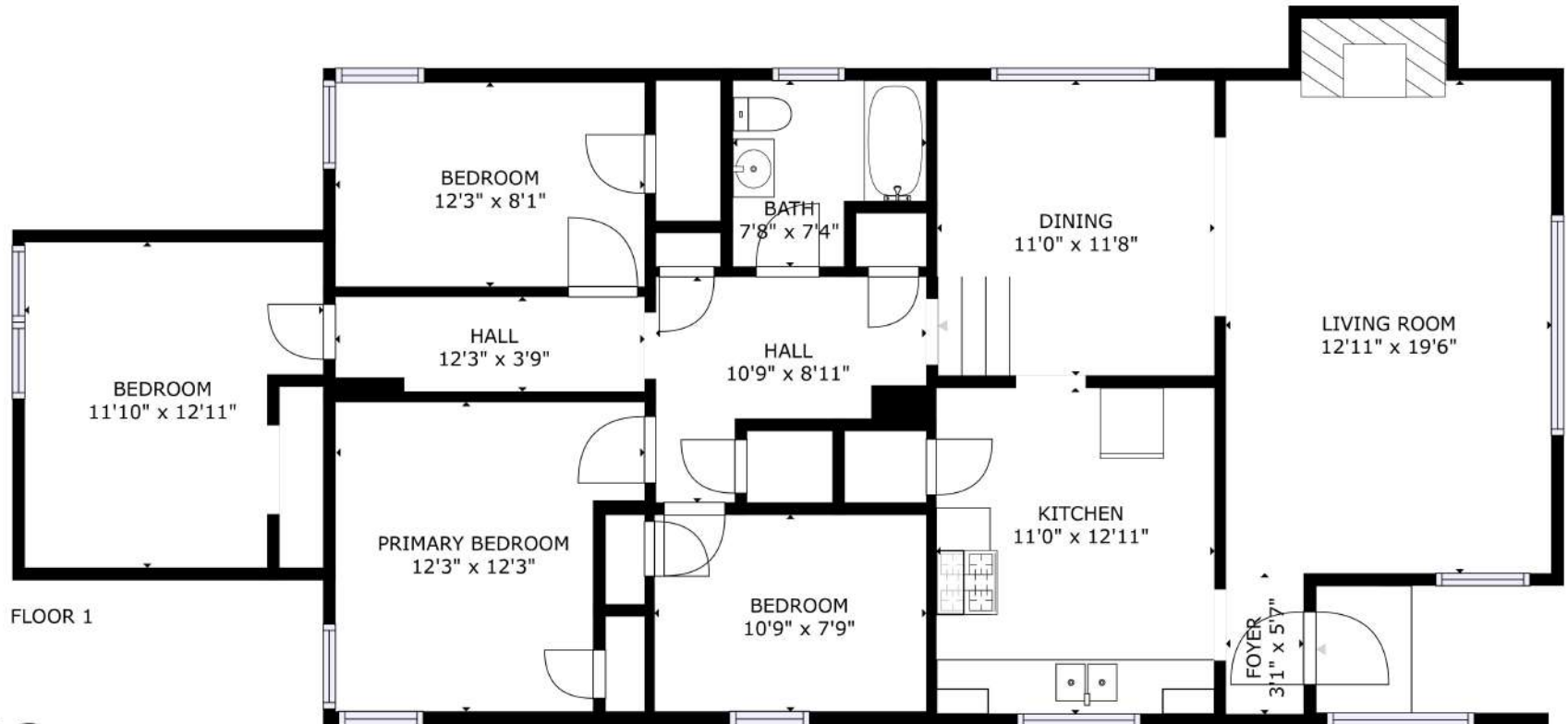
Annualized Expenses

Description	Actual	Market
Taxes (1.36% x Sales Price)	\$12,316	\$0
Special Assessment	\$1,864	\$0
Repairs & Maintenance	\$1,500	\$0
Waste Management	\$1,400	\$0
Property Insurance	\$1,350	\$0
Business Tax	\$1,115	\$0
RAP Fee	\$400	\$0
Total Expenses	\$19,945	\$0
Expenses Per RSF	\$6.57	\$0.00
Expenses Per Unit	\$6,648	\$0

Property Photos

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AVENUE 8



6332

MacArthur Blvd

Oakland CA 94605



Property Photos

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Unit Mix Report

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AVENUE 8

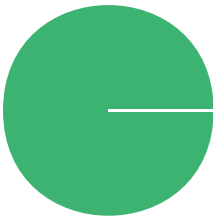
Units	Type	Approx. SF	Avg. Rents	Monthly	Mkt Rents	Monthly
1	4 Bedroom/1 Bathroom - Vacant	0	\$3,600	\$3,600	\$3,600	\$3,600
1	2 Bedroom/1 Bathroom - Cottage	0	\$2,350	\$2,350	\$2,350	\$2,350
1	2 Bedroom/1 Bathroom - Downstairs	0	\$1,200	\$1,200	\$2,350	\$2,350
3		0		\$7,150		\$8,300

UNIT MIX



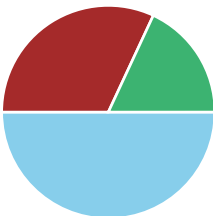
- 4 Bedroom/1 Bathroom - Vacant
- 2 Bedroom/1 Bathroom - Cottage
- 2 Bedroom/1 Bathroom - Downstairs

UNIT MIX SQUARE FEET



- 4 Bedroom/1 Bathroom - Vacant
- 2 Bedroom/1 Bathroom - Cottage
- 2 Bedroom/1 Bathroom - Downstairs

UNIT MIX INCOME



- 4 Bedroom/1 Bathroom - Vacant
- 2 Bedroom/1 Bathroom - Cottage
- 2 Bedroom/1 Bathroom - Downstairs

UNIT MIX MARKET INCOME



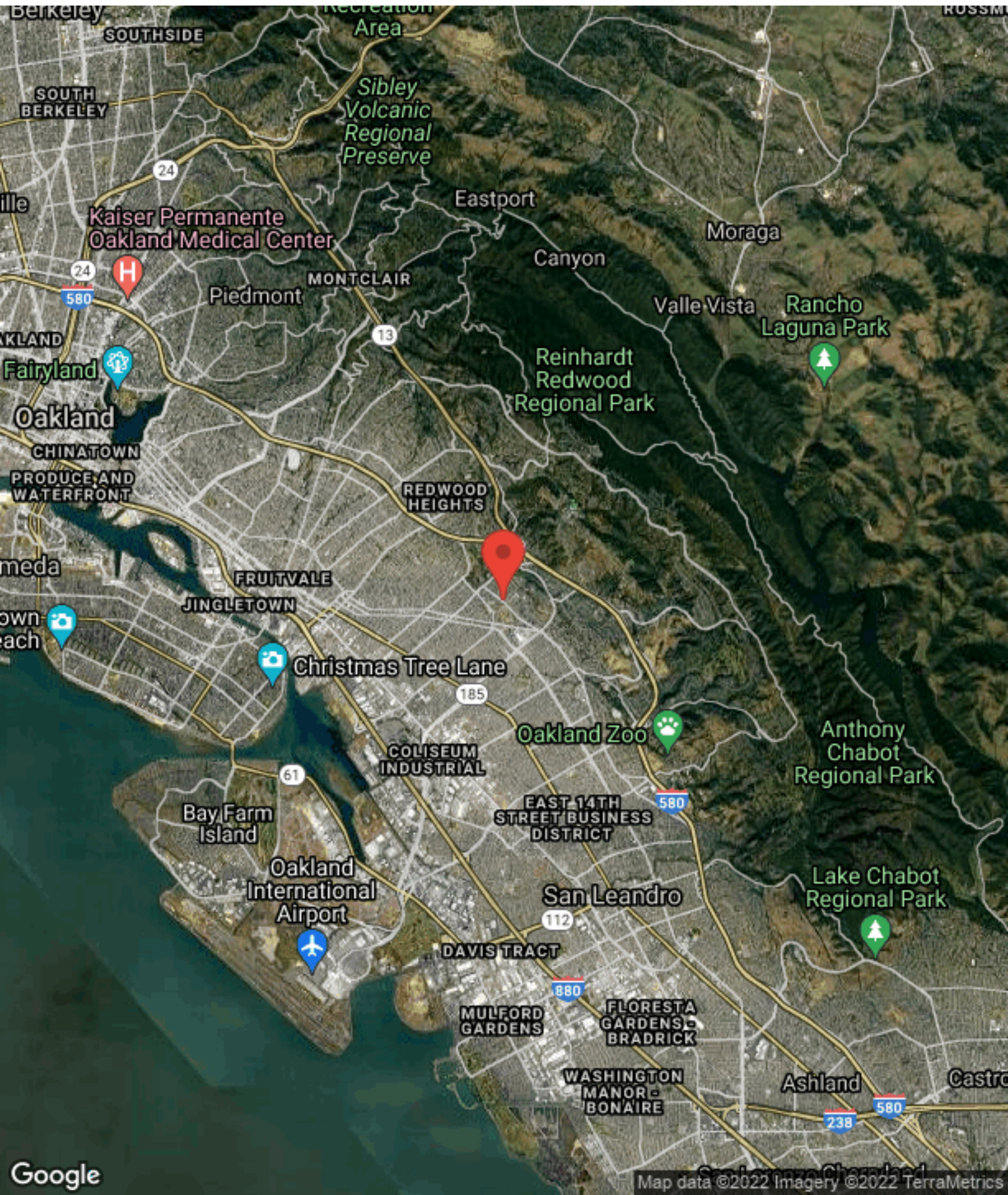
- 4 Bedroom/1 Bathroom - Vacant
- 2 Bedroom/1 Bathroom - Cottage
- 2 Bedroom/1 Bathroom - Downstairs

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

Regional Map

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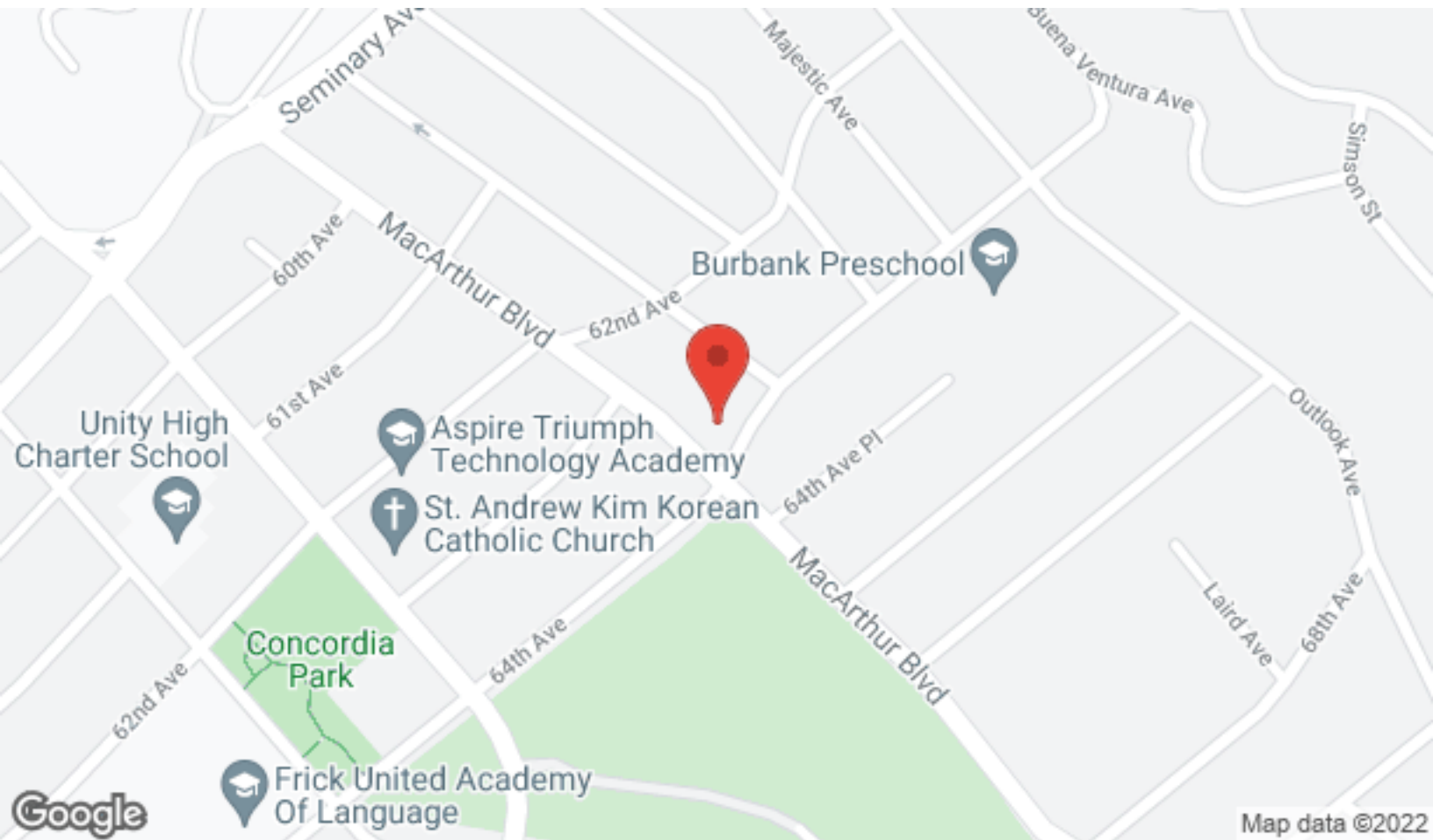
AVENUE 8



Location Map

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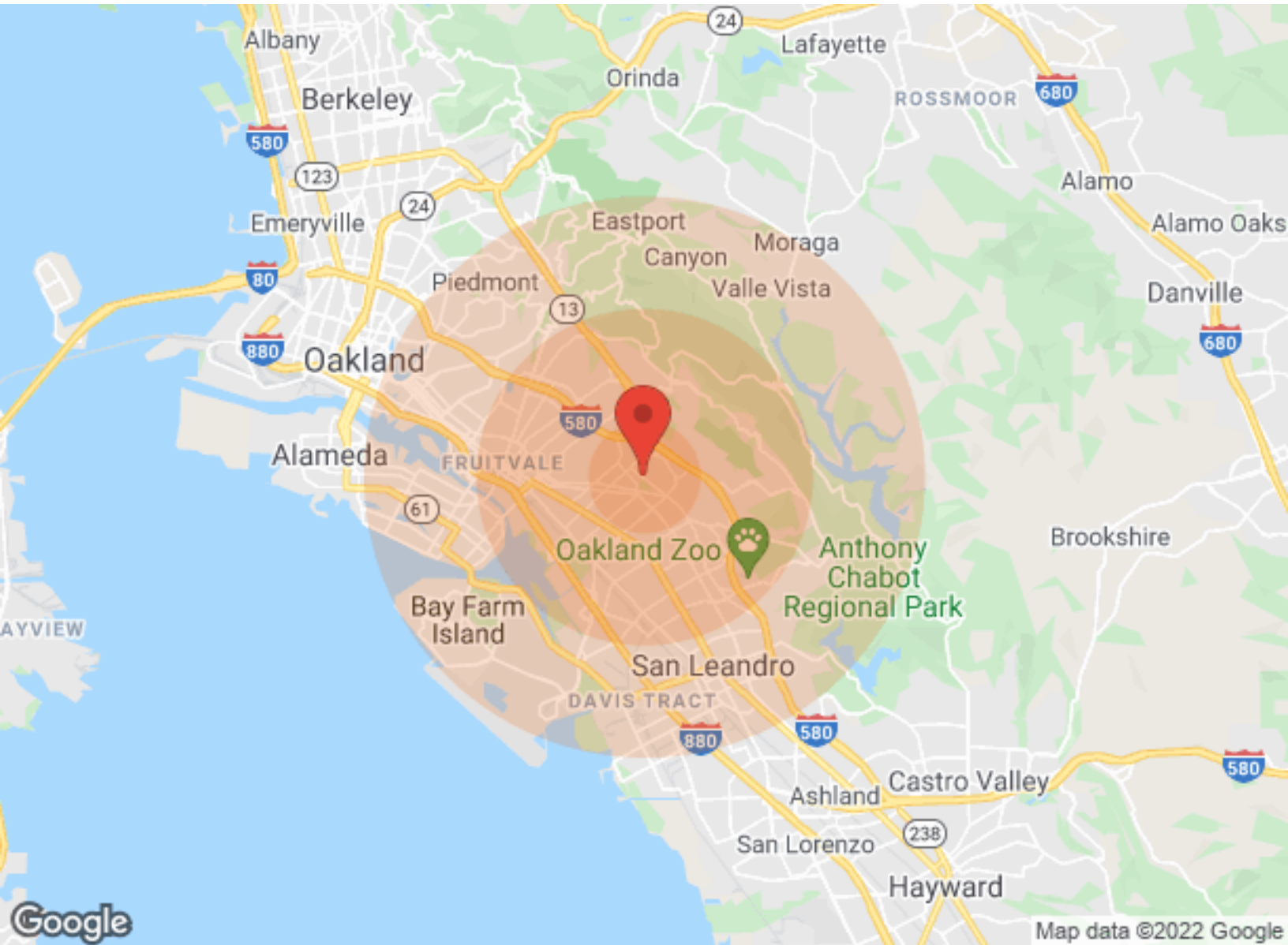
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Demographics

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AVENUE 8



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	16,427	92,490	191,369	Median	\$49,834	\$44,271	\$55,278
Female	18,350	108,430	214,884	< \$15,000	1,815	10,768	19,423
Total Population	34,777	200,920	406,253	\$15,000-\$24,999	1,293	8,520	15,350
				\$25,000-\$34,999	1,265	7,391	13,417
Age	1 Mile	3 Miles	5 Miles	\$35,000-\$49,999	1,635	8,282	18,184
Ages 0-14	7,139	44,353	78,336	\$50,000-\$74,999	2,094	10,483	25,167
Ages 15-24	4,821	28,129	51,049	\$75,000-\$99,999	1,550	7,371	17,860
Ages 55-64	4,094	21,923	51,654	\$10,000-\$149,999	1,568	7,764	21,274
Ages 65+	3,995	21,879	57,947	\$150,000-\$199,999	503	3,135	9,377
				> \$200,000	398	2,699	10,924
Race	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
White	7,892	54,855	151,746	Total Units	14,112	75,888	171,100
Black	16,131	58,232	81,999	Occupied	12,704	68,900	157,620
Am In/AK Nat	52	726	942	Owner Occupied	6,890	33,824	77,471
Hawaiian	234	865	1,122	Renter Occupied	5,814	35,076	80,149
Hispanic	12,243	91,392	127,941	Vacant	1,408	6,988	13,480
Multi-Racial	17,520	125,402	184,016				

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Annual Property Operating Data

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Description Year Ending	Year 1 09/2022	Year 2 09/2023	Year 3 09/2024	Year 4 09/2025	Year 5 09/2026
Income					
Rental Income	\$85,800	\$88,803	\$91,911	\$95,128	\$98,457
Gross Scheduled Income	\$85,800	\$88,803	\$91,911	\$95,128	\$98,457
Gross Operating Income	\$85,800	\$88,803	\$91,911	\$95,128	\$98,457
Expenses					
Taxes (1.36% x Sales Price)	(\$12,316)	(\$12,316)	(\$12,316)	(\$12,316)	(\$12,316)
Special Assessment	(\$1,864)	(\$1,864)	(\$1,864)	(\$1,864)	(\$1,864)
Repairs & Maintenance	(\$1,500)	(\$1,500)	(\$1,500)	(\$1,500)	(\$1,500)
Waste Management	(\$1,400)	(\$1,400)	(\$1,400)	(\$1,400)	(\$1,400)
Property Insurance	(\$1,350)	(\$1,350)	(\$1,350)	(\$1,350)	(\$1,350)
Business Tax	(\$1,115)	(\$1,115)	(\$1,115)	(\$1,115)	(\$1,115)
RAP Fee	(\$400)	(\$400)	(\$400)	(\$400)	(\$400)
Total Operating Expenses	(\$19,945)	(\$19,945)	(\$19,945)	(\$19,945)	(\$19,945)
Operating Expense Ratio	23.25%	22.46%	21.70%	20.97%	20.26%
Net Operating Income	\$65,855	\$68,858	\$71,966	\$75,183	\$78,512

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Investment Return Analysis

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Description Year Ending	Year 1 09/2022	Year 2 09/2023	Year 3 09/2024	Year 4 09/2025	Year 5 09/2026
Cash Flow - To Date	\$31,961	\$66,925	\$104,997	\$146,287	\$190,905
Net Resale Proceeds	\$282,071	\$294,572	\$307,517	\$320,923	\$334,805
Invested Capital	(\$269,700)	(\$269,700)	(\$269,700)	(\$269,700)	(\$269,700)
Net Return on Investment	\$44,332	\$91,797	\$142,815	\$197,509	\$256,011
Before Tax Calculations					
PV (NOI + reversion)	\$901,734	\$906,911	\$914,288	\$923,635	\$934,745
After Tax Calculations					
IRR	16.44%	16.62%	16.83%	17.03%	17.22%
Modified IRR	16.44%	16.13%	15.87%	15.63%	15.40%
NPV	\$23,788	\$48,000	\$72,813	\$98,117	\$123,811

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MKD GROUP RECENT SALES & Listings

Properties	City	Prices	Units
3022-3024 E 29 th St.	Oakland	\$565,000	2
2665 26 th Ave.	Oakland	\$775,000	2
3416 Coolidge	Oakland	\$850,000	2
3855 Martin Luther King	Oakland	\$890,000	2
3243 Farnam	Oakland	\$900,000	2
541-543 37 th Ave.	San Francisco	\$1,695,000	2
2605 Prentiss Pl.	Oakland	\$865,000	3
3316 Viola St.	Oakland	\$1,328,000	3
150 Josiah	San Francisco	\$1,550,000	3
3647 Coolidge	Oakland	\$1,180,000	4
5709 Walnut Ave.	Oakland	\$1,325,000	4
4052 Lincoln	Oakland	\$1,345,000	4
4015 Rhoda St.	Oakland	\$1,350,000	4
10633 International	Oakland	\$988,000	5
2407 21 st St.	Oakland	\$1,250,000	5

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MULTIFAMILY SALES GROUP SPECIALIZING IN 2-
20 UNITS IN OAKLAND/SAN FRANCISCO METRO**




MKD GROUP

MKD GROUP RECENT SALES

Properties	City	Prices	Units
489 48 th St.	Oakland	\$1,650,000	5
685 48 th Ave.	Oakland	\$1,700,000	6
1209 39 th Ave.	Oakland	\$1,400,000	7
3814 School St.	Oakland	\$3,200,000	10
1427 79 th +3	Oakland	\$2,100,000	18
1523 & 1537 8 th Ave.	Oakland	\$5,700,000	20

References

- Ava Jones / 510-387-4142
- Calvin Walker / 510-853-2526
- Wayne Lippman / 510-566-6297
- Michael Ross / 916-591-5665
- Dave and Fifi Burgess / 925-550-9515
- John Brockhage / 510-754-1400
- Richard Arrington / 510-757-5048

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20 UNITS IN OAKLAND/SAN FRANCISCO METRO**



GIVE ONE DOLLAR A DAY

Give One Dollar A Day's mission is to help ease the financial burden of children and families affected by illness, poverty, and isolation.

giveonedollaraday.org

COVENANT HOUSE

Covenant House is guided by the mission to serve youth with absolute respect and unconditional love... To help kids who are suffering... And to protect and safeguard all children in need.

Striving to be the model of care for children and youth facing homelessness.

covenanthouse.org

ASPCA

Saving and protecting animals, providing care and treatment, advocating for their welfare, and enhancing the human-animal bond.

aspca.org

CHARITY AFFILIATIONS

THE MKD GROUP IS PROUD
TO BE ASSOCIATED WITH
THESE NON-PROFIT
ORGANIZATIONS



Our Team

MARK CHOW

DRE License No. 01347820

Founder - President



Mark Chow is a seasoned real estate professional with over 18 years experience in all areas of real estate including product marketing and positioning, property valuation and analyses, and asset acquisitions and dispositions focusing on minimizing taxation and maximizing revenue.

Specializing in the San Francisco Bay Area market, Mark's deep connections and expansive network enable him to provide unparalleled value to his clients.

Mark's previous roles in real estate include consulting services for new development as well as an Independent Consultant for urban developers and principals. Mark has a deep commitment to the sales process and is dedicated to delivering high-touch service levels for all of his clients, large institutions and individuals alike.

His vast experience began in tech where he was one of the first employees of Amazon.com and designed the customer experience platform, directly reporting to Jeff Bezos. These past experiences are integral to Mark's highly customized client-centric approach to real estate sales.

Our Team

KAREN MULCAHY

DRE License No. 02002780

Co-Founder - Managing Director



Karen Mulcahy is an accomplished real estate advisor who transitioned into residential and commercial real estate after a successful media sales and management career in the SF Bay Area. Karen attributes her consistently proven track record of results with buyers and sellers, to a consultative, long-term relationship approach focused on what is optimal for each individual investor and their specific needs.

Karen is a 3rd generation San Franciscan who is passionate about implementing her exceptional skill set, and utilizing her extensive network, with her clients in the San Francisco Bay Area real estate market.

Our Team

MARCO BARRETTO

DRE License No. 02078316

Sales Associate



Marco has established himself for over two years focusing on multifamily assets throughout the Bay Area. Marco strives to value and analyze real estate from a critical investment perspective.

Athletically, Marco played four years of NCAA Division 1 tennis at the University of San Francisco, where he received a B.A. in Economics in 2018. He was an ITA D1 All-Academic Scholar.

Originally a California native from Marin County, Marco's hobbies include being outdoors, playing golf, and keeping up with his favorite Bay Area sports teams.