

2 Vacant Units - All Units are 2-bedrooms

MKD GROUP

# 3416 Coolidge Avenue

OAKLAND, CA 94602



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# MKD GROUP RECENT SALES & Listings

Properties	City	Prices	Units
3022-3024 E 29 <sup>th</sup> St.	Oakland	\$565,000	2
2665 26 <sup>th</sup> 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 <sup>th</sup> 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.	Oakalnd	\$1,350,000	4
10633 International	Oakland	\$988,000	5
2407 21 <sup>st</sup> St.	Oakland	\$1,250,000	5

[Mkdgrouprealty.net](http://Mkdgrouprealty.net)

**MKD GROUP IS A TOP PRODUCING  
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 <sup>th</sup> St.	Oakland	\$1,650,000	5
685 48 <sup>th</sup> Ave.	Oakland	\$1,700,000	6
1209 39 <sup>th</sup> Ave.	Oakland	\$1,400,000	7
3814 School St.	Oakland	\$3,200,000	10
1427 79 <sup>th</sup> +3	Oakland	\$2,100,000	18
1523 & 1537 8 <sup>th</sup> 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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## Property Summary

3416 Coolidge Ave | 3416 Coolidge Avenue | Oakland, CA 94602

# AVENUE 8



### Property Summary

Building Size:	2,209
Lot Size:	4,663 SF
Price:	\$899,000
Rentable SF:	2,210
Type:	MultiFamily

### Property Overview

3416 Coolidge is a pristine duplex property, meticulously cared for from top to bottom with beautifully manicured landscaping, light-filled updated spacious units and desirable layouts, wood floors, ample closet space, and pleasing views of the Oakland Hills from almost every window in each unit. Property features a picturesque backyard with mild Mediterranean breezes and centered with a fragrant orange tree, providing an idyllic setting for barbecuing, entertaining, relaxing with a cup of morning coffee, or a good book and a glass of wine.

3416 Coolidge is a property not to be missed, and almost impossible not to be captivated by. A true hidden treasure in Oakland's Dimond District and centrally located to 580, restaurants, retail and all that Oakland and the Bay Area has to offer.

### Location Overview

Centrally located to 580, restaurants, retail and all that Oakland and the Bay Area has to offer.

**Mark Chow**  
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**Karen Mulcahy**  
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**Marco Barretto**  
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## Executive Summary

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# AVENUE 8

### Acquisition Costs

Purchase Price, Points and Closing Costs	\$899,000
Investment - Cash	\$259,800
First Loan (Fixed)	\$639,200

### Investment Information

Purchase Price	\$899,000
Price per Unit	\$449,500
Price per SF	\$406.79
Expenses per Unit	(\$10,215)

### Income, Expenses & Cash Flow

<b>Gross Scheduled Income</b>	<b>\$56,400</b>
Total Vacancy and Credits	\$0
Operating Expenses	(\$20,430)
<b>Net Operating Income</b>	<b>\$35,970</b>
Debt Service	(\$34,444)
<b>Cash Flow Before Taxes</b>	<b>\$1,526</b>

### Financial Indicators

Cash-on-Cash Return Before Taxes	0.59%
Debt Coverage Ratio	1.04
Capitalization Rate	4.00%
Gross Rent Multiplier	15.94
Gross Income / Square Feet	\$25.52
Gross Expenses / Square Feet	(\$9.24)
Operating Expense Ratio	36.22%

## Pro Forma Summary

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## AVENUE 8



### Investment Summary

Price	\$899,000
Year Built	1917
Units	2
Price/Unit	\$449,500
RSF	2,210
Price/RSF	\$406.79
Lot Size	4,663 sf
Floors	1
Parking Spaces	1:1
APN	28-920-18
Cap Rate	4.0%
Market Cap Rate	4.0%
GRM	15.94
Market GRM	15.94

### Financing Summary

Loan 1 (Fixed)	\$639,200
Initial Equity	\$259,800
Interest Rate	3.5%
Term	30 years
Monthly Payment	\$2,870
DCR	1.04

### Unit Mix & Monthly Scheduled Income

Type	Units	Actual	Total	Market	Total
1 Bed / 1 Bath Pro Forma (Vacancy)	1	\$2,350	\$2,350	\$2,350	\$2,350
1 Bed / 1 Bath Pro Forma (Vacancy)	1	\$2,350	\$2,350	\$2,350	\$2,350
<b>Totals</b>	<b>2</b>		<b>\$4,700</b>		<b>\$4,700</b>

### Annualized Income

Description	Actual	Market
<b>Gross Potential Rent</b>	<b>\$56,400</b>	<b>\$56,400</b>
- Less: Vacancy	\$0	\$0
<b>Effective Gross Income</b>	<b>\$56,400</b>	<b>\$56,400</b>
- Less: Expenses	(\$20,430)	(\$20,430)
<b>Net Operating Income</b>	<b>\$35,970</b>	<b>\$35,970</b>
- Debt Service	(\$34,444)	(\$34,444)
<b>Net Cash Flow after Debt Service</b>	<b>\$1,526</b>	<b>\$1,526</b>
+ Principal Reduction	\$12,267	\$12,267
<b>Total Return</b>	<b>\$13,794</b>	<b>\$13,794</b>

### Annualized Expenses

Description	Actual	Market
Property Tax	\$12,330	\$12,330
Special Assessments	\$1,800	\$1,800
Expenses	\$6,300	\$6,300
<b>Total Expenses</b>	<b>\$20,430</b>	<b>\$20,430</b>
<b>Expenses Per RSF</b>	<b>\$9.24</b>	<b>\$9.24</b>
<b>Expenses Per Unit</b>	<b>\$10,215</b>	<b>\$10,215</b>

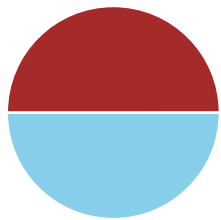
# Unit Mix Report

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# AVENUE 8

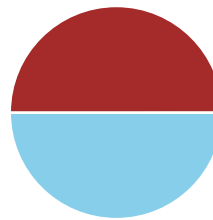
Units	Type	Approx. SF	Avg. Rents	Monthly	Mkt Rents	Monthly
1	1 Bed / 1 Bath Pro Forma (Vacancy)	1,105	\$2,350	\$2,350	\$2,350	\$2,350
1	1 Bed / 1 Bath Pro Forma (Vacancy)	1,105	\$2,350	\$2,350	\$2,350	\$2,350
<b>2</b>		<b>2,210</b>		<b>\$4,700</b>		<b>\$4,700</b>

## UNIT MIX



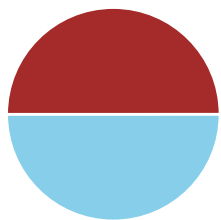
- 1 Bed / 1 Bath Pro Forma (Vacancy)
- 1 Bed / 1 Bath Pro Forma (Vacancy)

## UNIT MIX SQUARE FEET



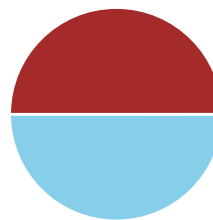
- 1 Bed / 1 Bath Pro Forma (Vacancy)
- 1 Bed / 1 Bath Pro Forma (Vacancy)

## UNIT MIX INCOME



- 1 Bed / 1 Bath Pro Forma (Vacancy)
- 1 Bed / 1 Bath Pro Forma (Vacancy)

## UNIT MIX MARKET INCOME



- 1 Bed / 1 Bath Pro Forma (Vacancy)
- 1 Bed / 1 Bath Pro Forma (Vacancy)

## Location Map

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# AVENUE 8

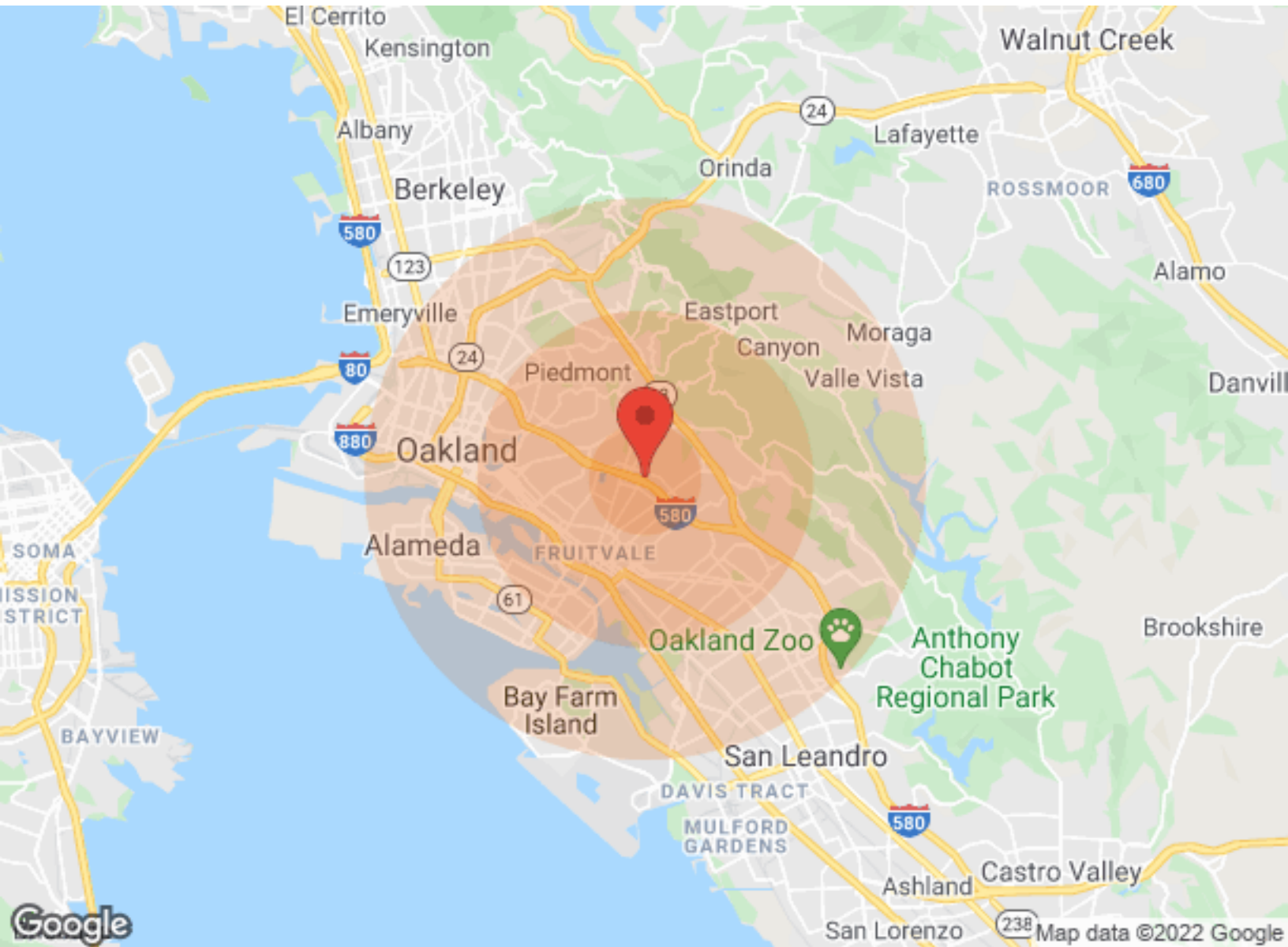




## Demographics

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	20,379	116,140	229,922	Median	\$50,189	\$51,607	\$51,461
Female	24,488	132,447	255,768	< \$15,000	2,562	13,052	28,718
Total Population	44,867	248,587	485,690	\$15,000-\$24,999	2,145	10,580	20,412
				\$25,000-\$34,999	1,613	8,608	17,216
				\$35,000-\$49,999	2,038	11,649	22,607
				\$50,000-\$74,999	2,615	15,834	31,044
				\$75,000-\$99,999	1,963	10,812	21,480
				\$10,000-\$149,999	2,155	12,588	25,000
				\$150,000-\$199,999	896	5,282	10,850
				> \$200,000	748	7,807	14,763
Race	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
White	14,477	95,318	191,847	Total Units	19,143	110,690	220,699
Black	9,210	48,423	106,794	Occupied	17,731	101,628	201,016
Am In/AK Nat	144	648	1,013	Owner Occupied	8,331	44,923	86,958
Hawaiian	61	493	1,063	Renter Occupied	9,400	56,705	114,058
Hispanic	12,576	73,207	126,145	Vacant	1,412	9,062	19,683
Multi-Racial	18,206	107,278	188,906				

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.

## 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](http://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](http://covenanthouse.org)

## ASPCA

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

[aspc.org](http://aspc.org)

## CHARITY AFFILIATIONS

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



MKD GROUP

The logo for MKD GROUP features a stylized skyline of vertical bars of varying heights, with two taller bars in the center that have a cross-hatch pattern. Below the skyline, the words "MKD GROUP" are written in a bold, sans-serif font.

# 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.