

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

**DRYSDALE  
PROPERTIES**

# 2261 48th Ave

Oakland, CA 94601

Exclusively Represented By:

**Monjid Aldiyyat**

Broker

925 588 6402

monjid@dayatgroup.com

OFFERING MEMORANDUM

# Table Of Contents

FOR SALE

## Table Of Contents

|                           |    |
|---------------------------|----|
| TABLE OF CONTENTS         | 2  |
| PROPERTY INFORMATION      | 3  |
| PROPERTY SUMMARY          | 4  |
| PROPERTY DESCRIPTION      | 5  |
| ADDITIONAL PHOTOS         | 6  |
| ADDITIONAL PHOTOS         | 7  |
| LOCATION INFORMATION      | 8  |
| REGIONAL MAP              | 9  |
| AERIAL MAP                | 10 |
| FINANCIAL ANALYSIS        | 11 |
| FINANCIAL SUMMARY         | 12 |
| INCOME & EXPENSES         | 13 |
| RENT ROLL                 | 14 |
| DEMOGRAPHICS              | 15 |
| DEMOGRAPHICS MAP & REPORT | 16 |

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Drysdale Properties  
1830 Tice Valley Boulevard  
Walnut Creek, CA 94595  
925.280.4920  
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# Property Information

## Section 1

# Property Summary

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## Property Highlights

- Ideal for owner-occupants: live in one unit and rent out the others for additional income
- All units separately metered for electricity and gas.
- All renovations and upgrades completed with permits.
- Excellent unit mix: one 3 bed / 2 bath and three 2 bed / 1 bath units
- Brand-new flooring, paint, fixtures, and appliances throughout
- Remodeled kitchens with new cabinetry and granite countertops
- Stylishly updated bathrooms with modern finishes
- Double-pane windows and fresh interior/exterior paint for enhanced comfort and curb appeal
- In-unit laundry hook-ups in every unit
- Attached enclosed garage with dedicated storage closets for each unit

## Offering Summary

|                  |             |
|------------------|-------------|
| Sale Price:      | \$1,349,000 |
| Number of Units: | 4           |
| Lot Size:        | 7,268 SF    |
| Building Size:   | 4,278 SF    |
| NOI:             | \$84,385.85 |
| Cap Rate:        | 6.26%       |

| Demographics      | 0.3 Miles | 0.5 Miles | 1 Mile   |
|-------------------|-----------|-----------|----------|
| Total Households  | 1,576     | 3,733     | 15,514   |
| Total Population  | 4,782     | 11,315    | 50,199   |
| Average HH Income | \$108,353 | \$108,657 | \$99,112 |

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# Property Description

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## Property Description

Welcome to 2261 48th Ave, a beautifully renovated 4-plex nestled in Oakland. This exceptionally well-maintained property presents a rare opportunity for investors or owner-occupants seeking strong rental potential and modern living in a prime East Bay location. Units have been thoughtfully updated with permits, featuring brand-new flooring, fresh interior and exterior paint, modern fixtures, and new appliances. The kitchens have been fully remodeled with sleek new cabinetry, granite countertops, and updated appliances. Bathrooms have been tastefully redesigned, offering a clean, contemporary feel. Double-pane windows throughout each unit provide enhanced comfort and energy efficiency. The unit mix includes one 3-bedroom, 2-bath unit with a spacious master suite, a large private balcony, and three additional 2-bedroom, 1-bath units. Each unit is equipped with in-unit laundry hook-ups, offering added convenience for tenants. The property includes an attached enclosed garage with individual storage closets, as well as off-street parking in front of the garage. A secure gated entry with an intercom system at each unit ensures privacy and peace of mind. Residents can also enjoy a shared backyard patio area, perfect for outdoor relaxation. Whether you're looking to expand your investment portfolio or live in one unit while renting the others, 2261 48th Ave is a move-in-ready, income-generating asset with strong upside in a growing neighborhood.

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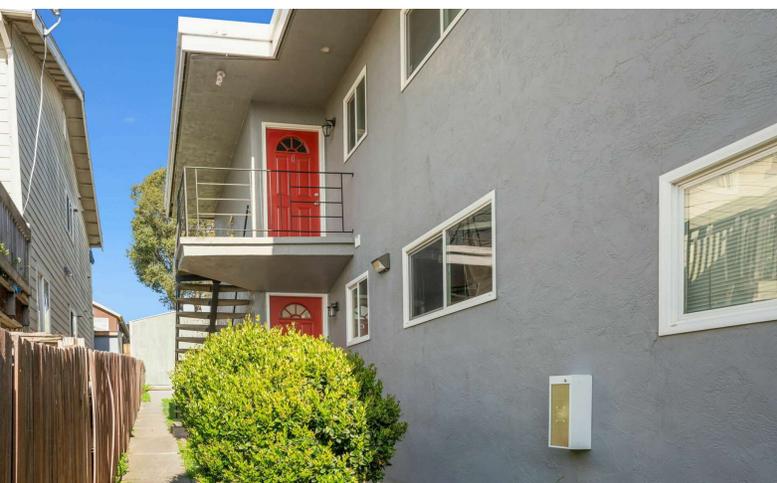
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# Additional Photos

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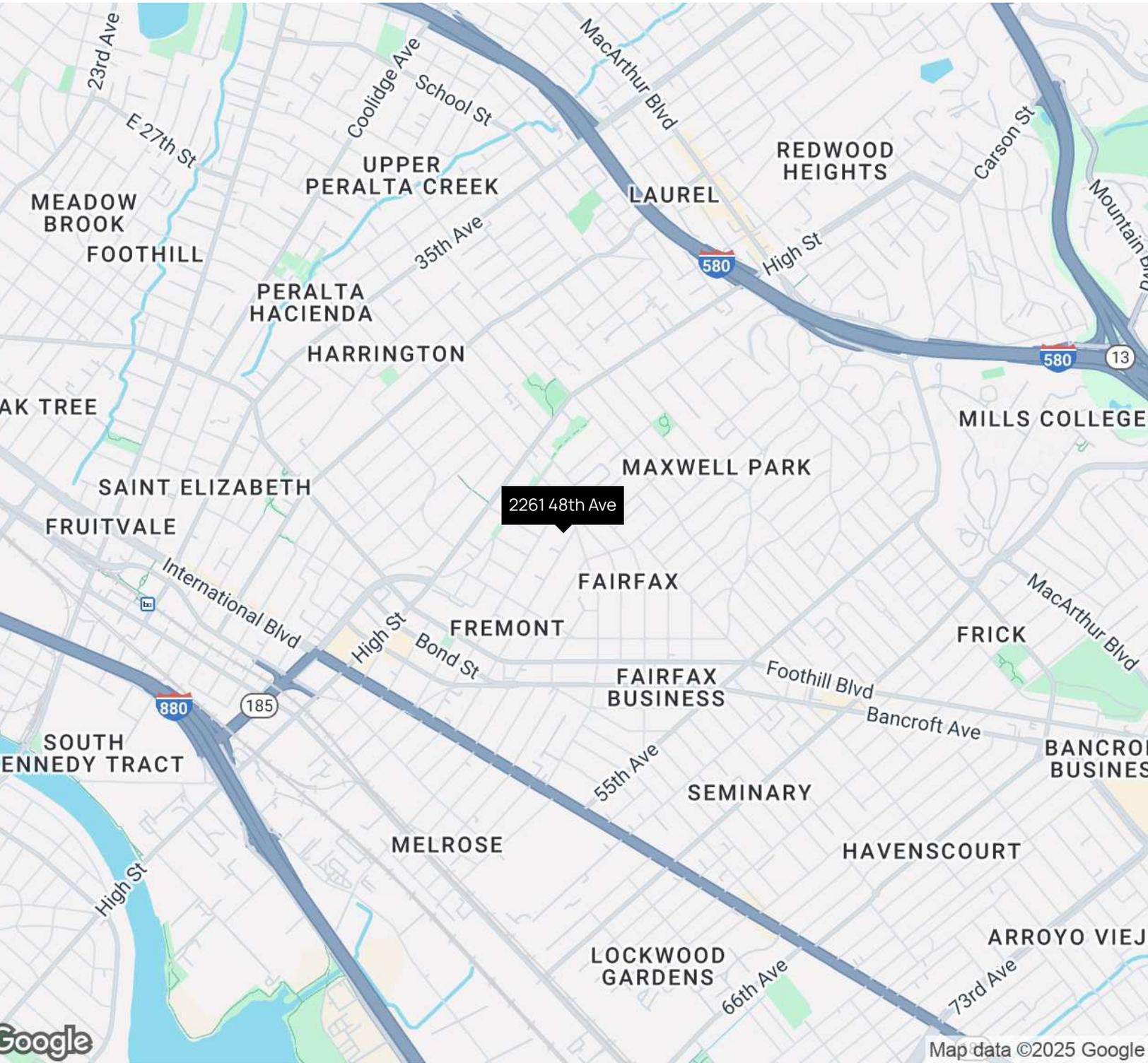
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# Location Information

## Section 2

# Regional Map

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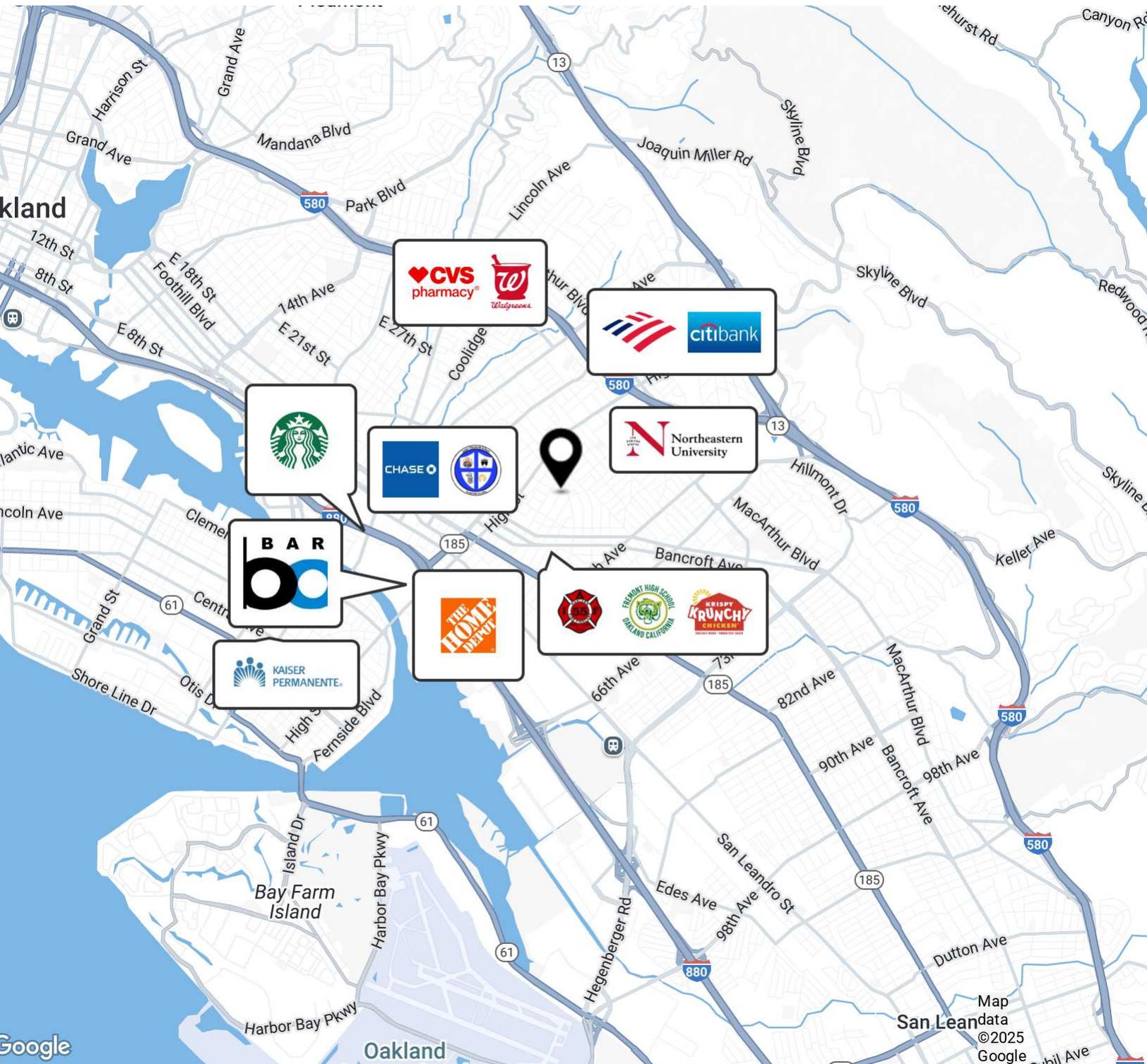
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# Aerial Map

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# Financial Analysis

## Section 3

# Financial Summary

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## Investment Overview

Current

|                            |             |
|----------------------------|-------------|
| Price                      | \$1,349,000 |
| Price per SF               | \$315       |
| Price per Unit             | \$337,250   |
| GRM                        | 11.24       |
| CAP Rate                   | 6.26%       |
| Cash-on-Cash Return (yr 1) | 4.06%       |
| Total Return (yr 1)        | \$28,043    |
| Debt Coverage Ratio        | 1.24        |

## Operating Data

Current

|                        |           |
|------------------------|-----------|
| Gross Scheduled Income | \$120,060 |
| Total Scheduled Income | \$123,000 |
| Vacancy Cost           | \$2,401   |
| Gross Income           | \$120,599 |
| Operating Expenses     | \$36,213  |
| Net Operating Income   | \$84,386  |
| Pre-Tax Cash Flow      | \$16,447  |

## Financing Data

Current

|                            |           |
|----------------------------|-----------|
| Down Payment               | \$404,700 |
| Loan Amount                | \$944,300 |
| Debt Service               | \$67,939  |
| Debt Service Monthly       | \$5,661   |
| Principal Reduction (yr 1) | \$11,596  |

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# Income & Expenses

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## Income Summary

Current

|                      |                  |
|----------------------|------------------|
| Market Rental Income | \$123,000        |
| Vacancy Cost         | (\$2,401)        |
| <b>Gross Income</b>  | <b>\$120,599</b> |

## Expenses Summary

Current

|  |                 |
|--|-----------------|
| Property Tax (1.26%*Sale Price)          | \$17,001        |
| Special Assessments                      | \$4,038         |
| Insurance                                | \$2,500         |
| Utilities                                | \$8,674         |
| Maintenance & Repairs (Est. @\$500/Unit) | \$2,000         |
| Landscaping                              | \$500           |
| Reserve (Est @\$250/Unit)                | \$1,000         |
| License/Fees (Est @\$125/Unit)           | \$500           |
| <b>Operating Expenses</b>                | <b>\$36,213</b> |
| <b>Net Operating Income</b>              | <b>\$84,386</b> |

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# Rent Roll

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| Suite    | Bedrooms | Bathrooms | Rent     | Market Rent |
|----------|----------|-----------|----------|-------------|
| 1        | 3        | 2         | \$3,023  | \$3,050     |
| 2        | 2        | 1         | \$2,301  | \$2,400     |
| 3        | 2        | 1         | \$2,375  | \$2,400     |
| 4        | 2        | 1         | \$2,306  | \$2,400     |
| Totals   |          |           | \$10,005 | \$10,250    |
| Averages |          |           | \$2,501  | \$2,563     |

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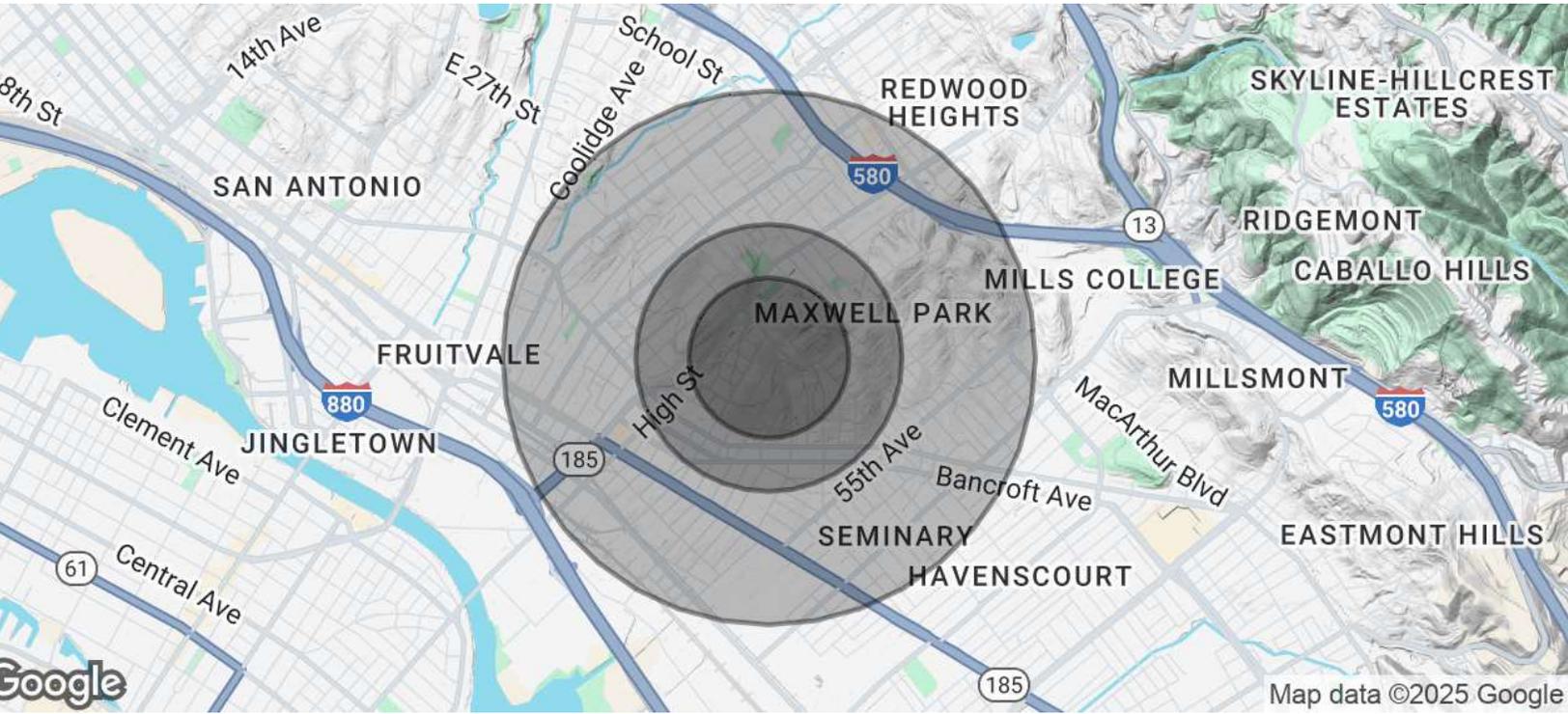
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# Demographics

## Section 4

# Demographics Map & Report

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| Population           | 0.3 Miles | 0.5 Miles | 1 Mile |
|----------------------|-----------|-----------|--------|
| Total Population     | 4,782     | 11,315    | 50,199 |
| Average Age          | 38        | 38        | 37     |
| Average Age (Male)   | 37        | 37        | 36     |
| Average Age (Female) | 38        | 39        | 38     |

| Households & Income | 0.3 Miles | 0.5 Miles | 1 Mile    |
|---------------------|-----------|-----------|-----------|
| Total Households    | 1,576     | 3,733     | 15,514    |
| # of Persons per HH | 3         | 3         | 3.2       |
| Average HH Income   | \$108,353 | \$108,657 | \$99,112  |
| Average House Value | \$685,255 | \$742,680 | \$757,574 |

Demographics data derived from AlphaMap

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