

**BERKSHIRE
HATHAWAY**
HOMESERVICES

Drysdale
Properties

COMMERCIAL ADVISORS

1739 10TH AVE

Oakland, CA 94606

Exclusively Represented By:

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SALE PROPOSAL

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FOR SALE

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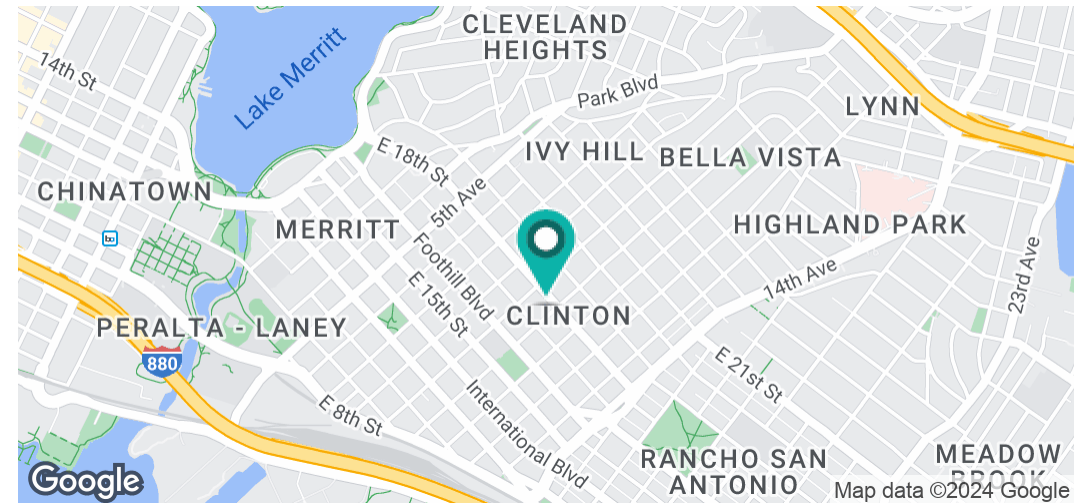
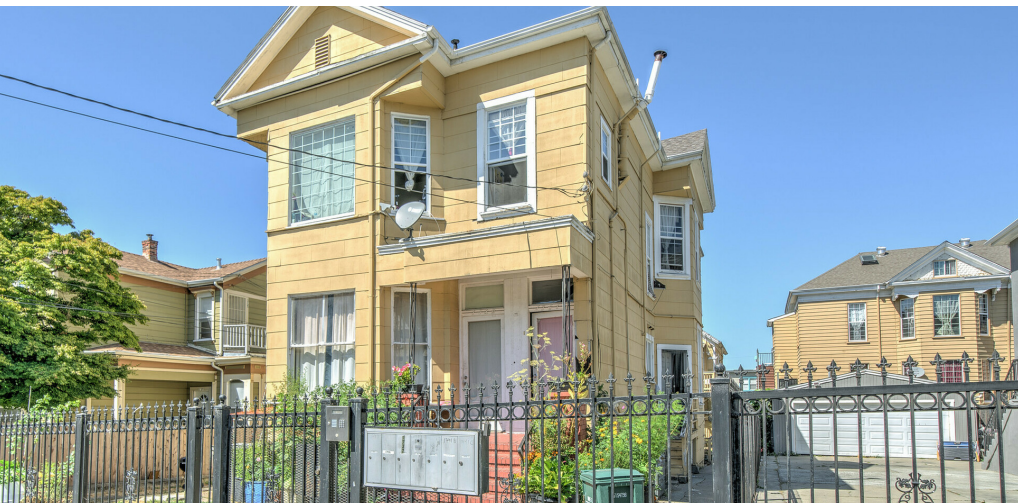
PROPERTY INFORMATION

Section 1

SALE PROPOSAL

EXECUTIVE SUMMARY

FOR SALE



OFFERING SUMMARY

Price	\$1,400,000
Price / Unit	\$200,000
GRM	10.2
# of Units	7
NOI	\$86,502.00
# of Floors	2
# of Buildings	1
Site Size	6,730 SF

PROPERTY OVERVIEW

1739 10th Avenue is a well maintained 7-unit apartment building located less than five minutes away from the East Lake/Merritt neighborhood of Oakland. The well-maintained property offers the right investor an opportunity to take a building in a prime location to the next level. The property boasts a unit mix of (5) 2 bedroom apartments, two (2) 1 bedroom apartments and one (1) studio apartment. Two units have been fully recently renovated with updated with kitchens and bathrooms.

PROPERTY HIGHLIGHTS

- Excellent mix of (5) 2-Bedroom and 1-Bathroom Units, (1) 1-Bedroom and 1-Bathroom Units and (1) Studio Unit
- Close proximity to Highways 580 and 880
- Minutes away from Lake Merritt
- Separately metered for PGE

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PROPERTY DESCRIPTION

FOR SALE



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LOCATION DESCRIPTION

1739 10th Ave is located in Oakland in the East Lake submarket and borders the nearby Cleveland Heights and Ivy Hill submarkets. The property is also conveniently located next to Interstates 580 and 880 giving tenants easy access to both freeways. The Lake Merritt BART station is less than a 7 minute drive away from the property and also less than a 5 minute drive away from Lake Merritt. The property's central Oakland location offers tenants access to restaurants, shopping, recreation, schools, entertainment and nearby cities such as San Francisco and submarkets such as Lake Merritt, Grand Lake, Lakeshore.

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ADDITIONAL PHOTOS

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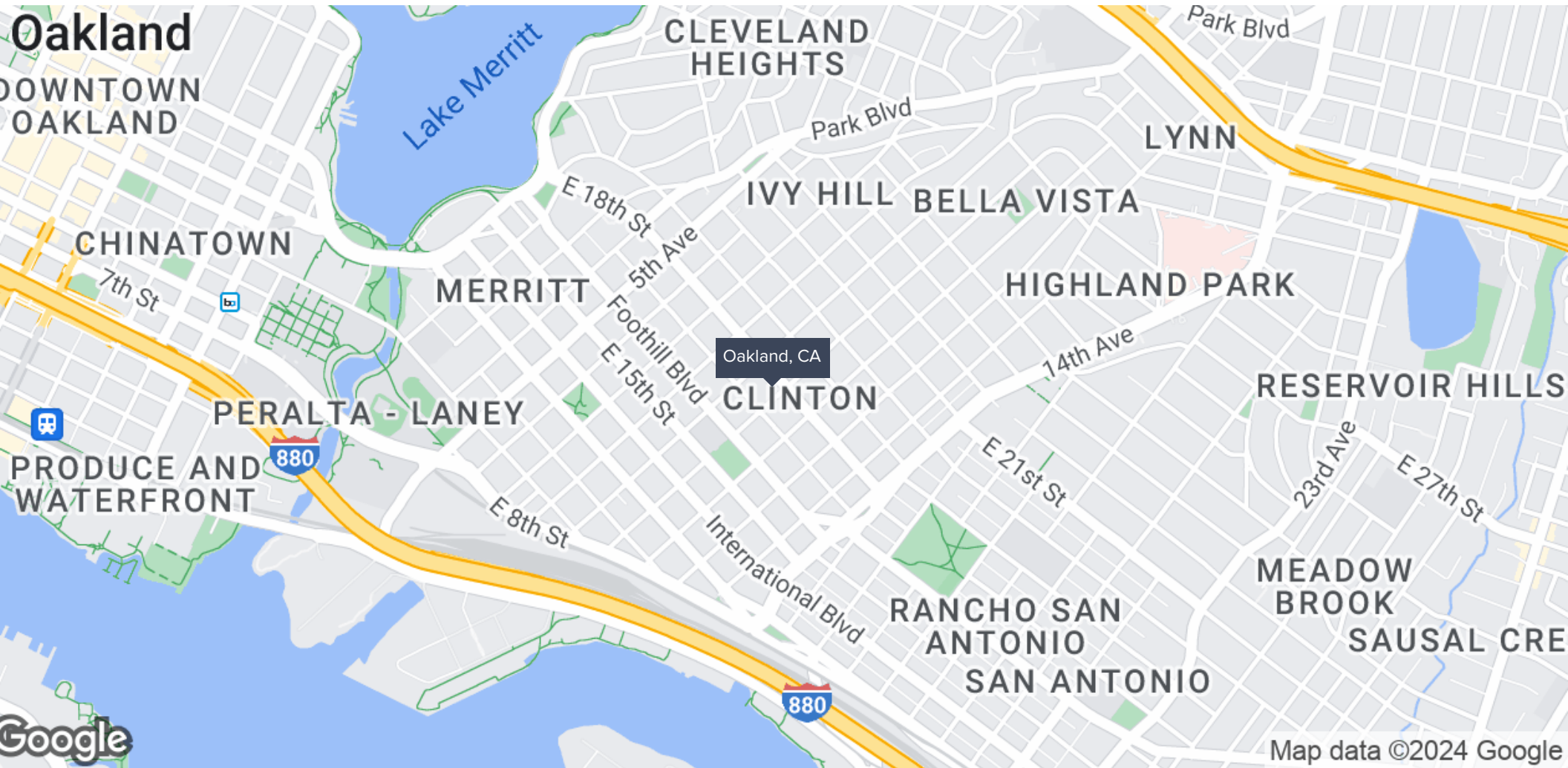
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LOCATION INFORMATION

Section 2

REGIONAL MAP

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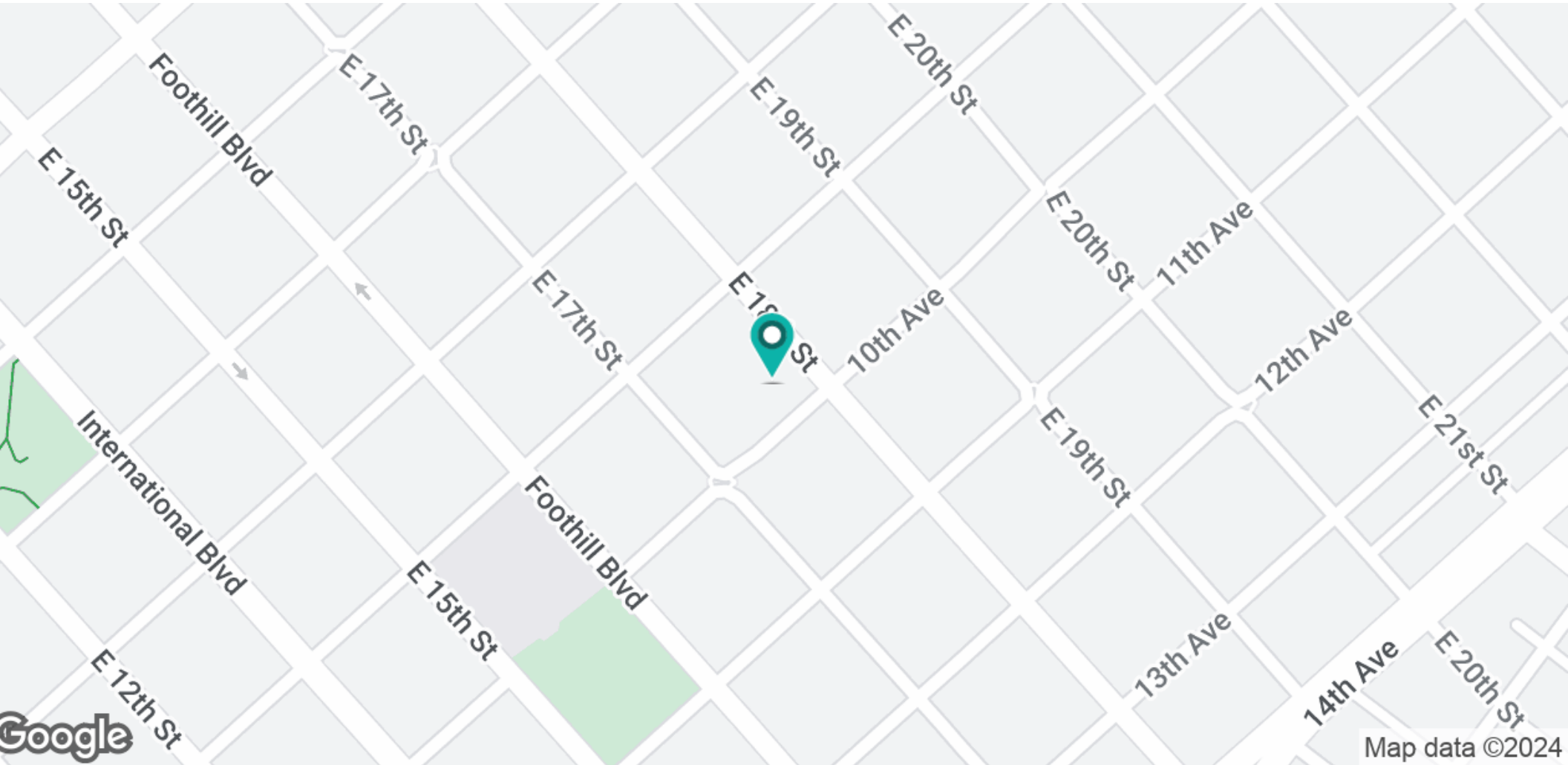
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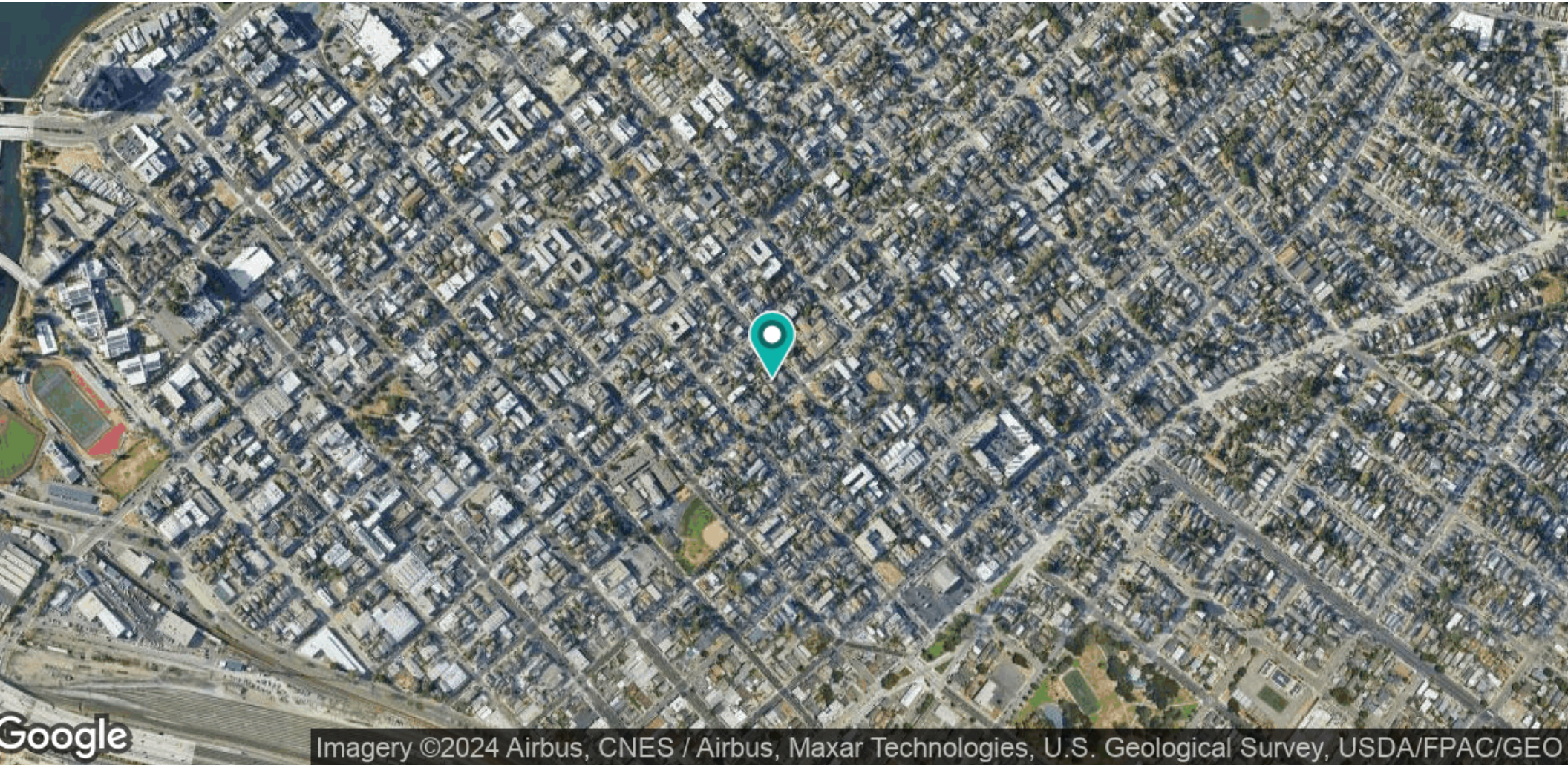
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AERIAL MAP

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FINANCIAL ANALYSIS

Section 3

SALE PROPOSAL

FINANCIAL SUMMARY

FOR SALE

INVESTMENT OVERVIEW

Price	\$1,400,000
Price per SF	\$291
Price per Unit	\$200,000
GRM	10.2
CAP Rate	6.18%
Cash-on-Cash Return (yr 1)	4.94%
Total Return (yr 1)	\$38,484
Debt Coverage Ratio	1.47

OPERATING DATA

Gross Scheduled Income	\$137,304
Total Scheduled Income	\$137,304
Vacancy Cost	\$4,119
Gross Income	\$133,185
Operating Expenses	\$46,683
Net Operating Income	\$86,502
Pre-Tax Cash Flow	\$27,678

FINANCING DATA

Down Payment	\$560,000
Loan Amount	\$840,000

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FINANCIAL SUMMARY

FOR SALE

Debt Service	\$58,824
Debt Service Monthly	\$4,902
Principal Reduction (yr 1)	\$10,806

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INCOME & EXPENSES

FOR SALE

INCOME SUMMARY

Vacancy Cost	(\$4,119)
GROSS INCOME	\$133,185

EXPENSES SUMMARY

Tax	\$15,638
Insurance	\$4,335
Special Assessments	\$4,704
Water	\$2,436
Maintenance & Repairs	\$5,250
Reserves	\$2,800
PGE	\$6,024
Garbage	\$5,496
OPERATING EXPENSES	\$46,683
NET OPERATING INCOME	\$86,502

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RENT ROLL

FOR SALE

SUITE	BEDROOMS	BATHROOMS	RENT	MARKET RENT
1733 1735 1737 1739 1741A 1741B	2	1	\$2,250	\$2,400
1735	2	1	\$563	\$2,400
1737	2	1	\$862	\$2,400
1739	1	1	\$2,400	\$2,400
1741A	2	1	\$2,200	\$2,200
1741B	2	1	\$992	\$2,400
1741C	-	1	\$1,750	\$1,800
Parking	-	-	\$225	\$225
Laundry	-	-	\$200	\$200
TOTALS			\$11,442	\$16,425
AVERAGES			\$1,271	\$1,825

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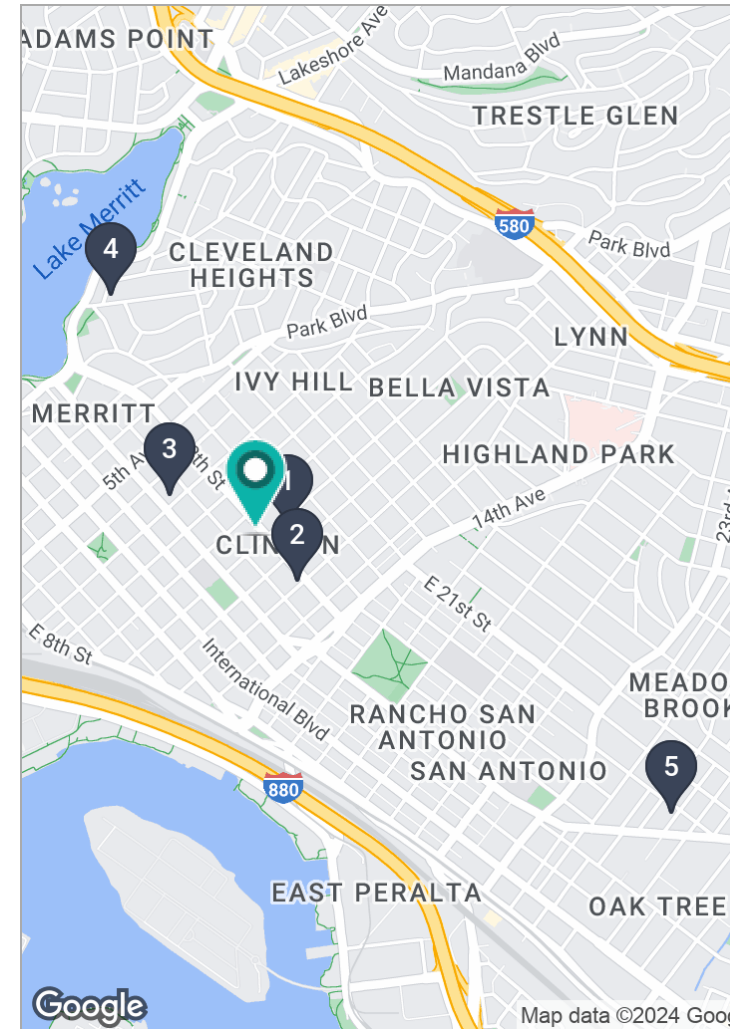
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SALE COMPS MAP & SUMMARY

FOR SALE

	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE	NO. UNITS	CAP RATE
★	1739 10th Ave Oakland, CA	\$1,400,000	4,817 SF	6,730 SF	7	6.18%
1	1846 10th Ave Oakland, CA	\$1,315,000	4,342 SF	5,663 SF	8	4.44%
2	1743 12th Ave Oakland, CA	\$1,000,000	3,648 SF	3,999 SF	6	6.62%
3	1621 7th Avenue Oakland, CA	\$1,695,000	4,245 SF	12,800 SF	13	6.04%
4	312 Wayne Ave Oakland, CA	\$5,675,000	6,495 SF	6,098 SF	39	6.77%
5	1937 26th Ave Oakland, CA	\$2,100,000	7,750 SF	4,792 SF	17	6.31%
	AVERAGES	\$2,357,000	5,296 SF	6,670 SF	16	6.04%



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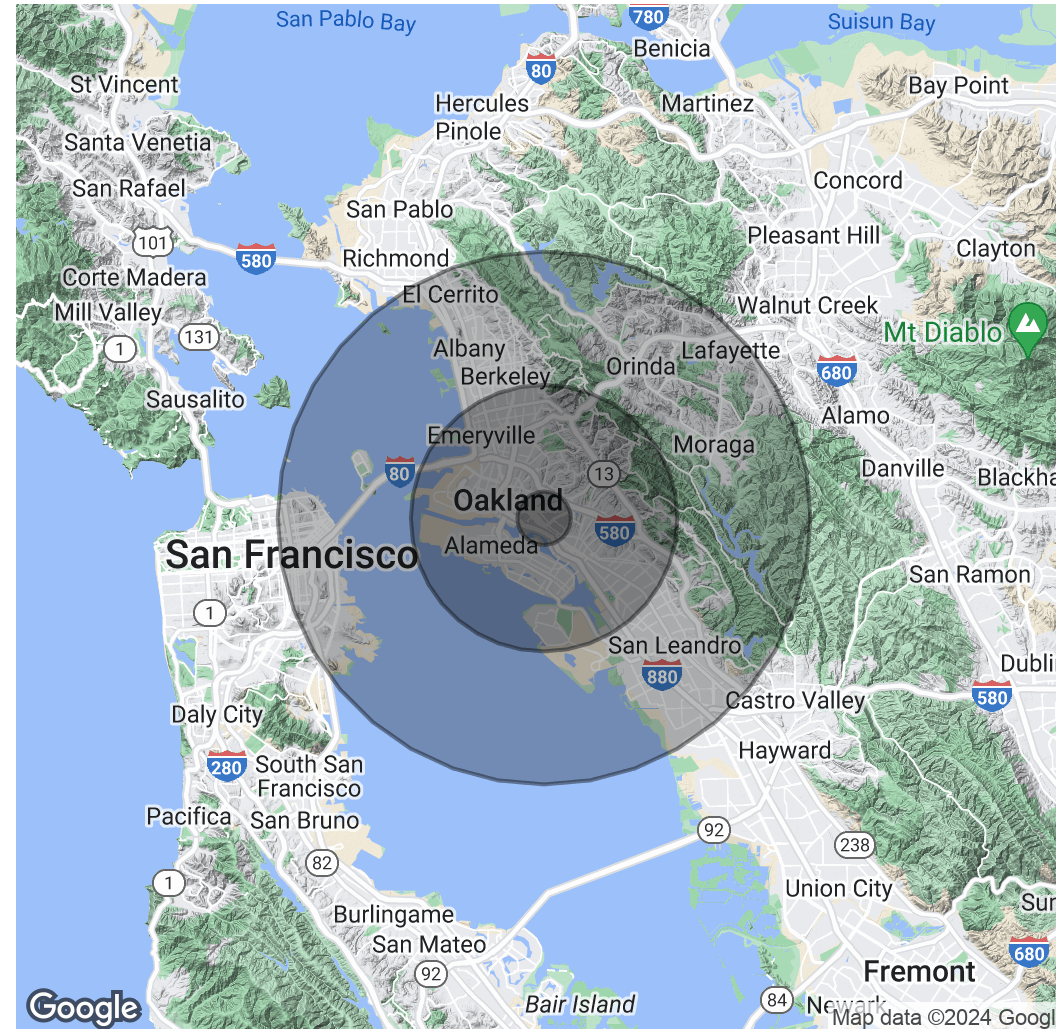
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DEMOGRAPHICS MAP & REPORT

FOR SALE

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	43,045	522,443	1,198,533
Average Age	37.5	37.7	38.9
Average Age (Male)	38.1	37.3	38.5
Average Age (Female)	37.5	38.9	39.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	18,720	217,030	522,615
# of Persons per HH	2.3	2.4	2.3
Average HH Income	\$83,847	\$117,698	\$127,763
Average House Value	\$595,471	\$748,045	\$779,638

* Demographic data derived from 2020 ACS - US Census



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