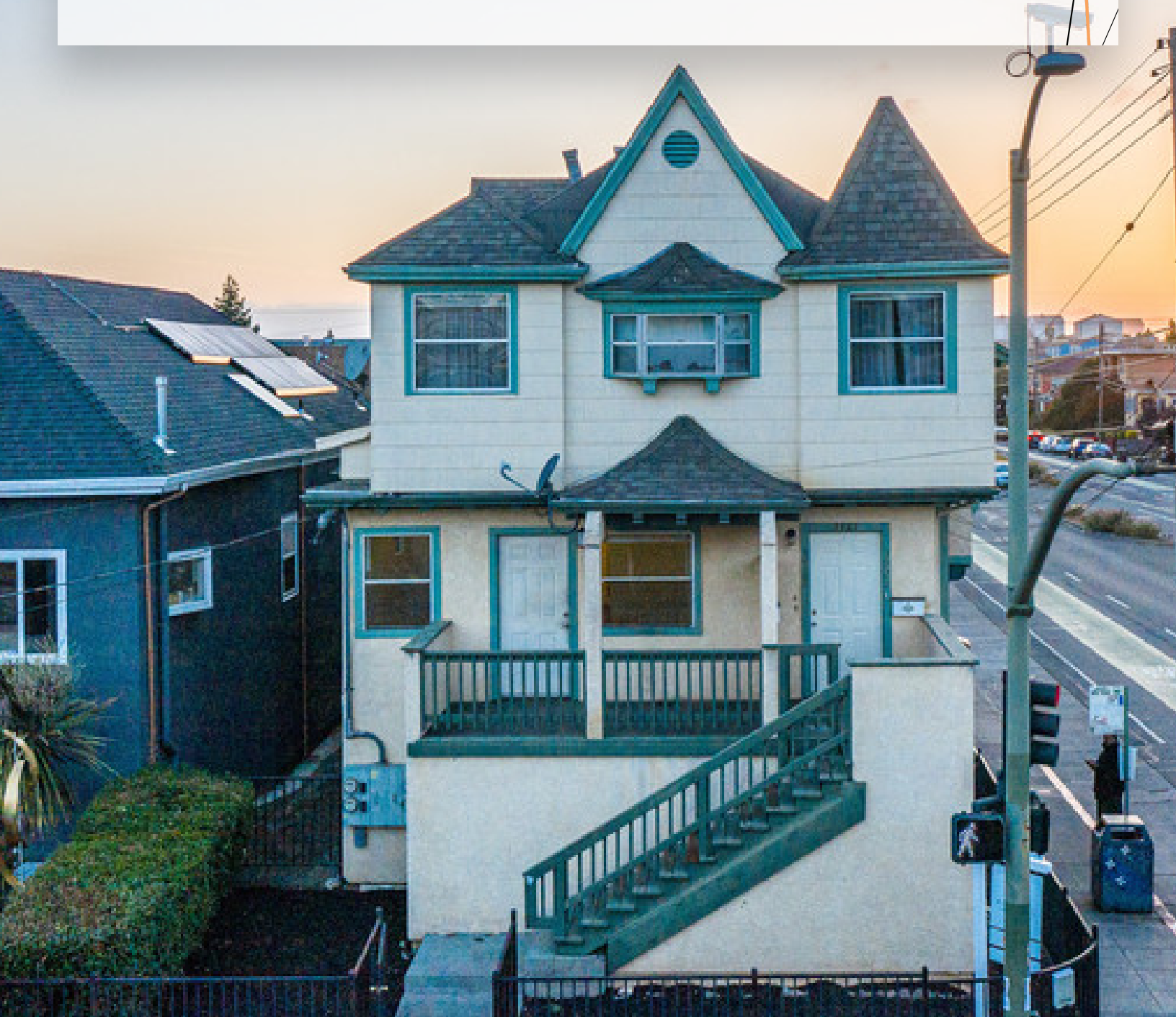




FOR SALE

3-UNITS | LONGFELLOW

3927 West Street. Oakland, CA 94608



JATIN **MEHTA**

FOUNDER / MULTI-FAMILY SPECIALIST

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ADVISOR



JATIN MEHTA

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PROFESSIONAL BACKGROUND

Jatin Mehta is a leading expert in the purchase and sale of multifamily investment properties in the greater Bay Area. His extensive market knowledge, unique pricing and marketing strategies, and keen negotiating tactics — along with an unrivaled work ethic — ensure his clients achieve their real estate investment goals. Utilizing his strong financial background and analytical skills, Jatin is able to identify premium real estate acquisitions that help both first-time buyers and seasoned investors build equity and assets. He understands that trust and integrity are at the core of every real estate deal, and he prioritizes his clients' vision and objectives while also offering expert advice and guidance. Jatin's commitment to providing the highest level of service has earned him multiple awards and enabled him to build long-term relationships with his clients.

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After living in Orange County, San Francisco and Berkeley for many years, Jatin is now based in Oakland with his wife, Rishvika and their dog Henri.

Kite Hill Real Estate
510 49th Street Unit #210
Oakland, CA 94609
949.929.9562



EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,298,000
NUMBER OF UNITS:	3
BUILDING SIZE:	3,465 SF
PRICE / SF:	\$374.60
CAP RATE:	4.96%
NOI:	\$64,347
YEAR BUILT:	1900
RENOVATED:	2020
MARKET:	Oakland
SUBMARKET:	Longfellow

PROPERTY OVERVIEW

This 8-bed, 5-bath triplex in Longfellow provides multiple options for an investor or owner user. The commanding corner property boasts street-facing balconies and carpeted rooms with updated kitchens, baths, and new water heaters. With tenants paying utilities, you'll enjoy low overhead and great upside potential. One vacant 3-bed, 2-bath unit--as well as an open off-street parking space--makes this a perfect owner-occupied investment! Three garage spaces offer additional rental income. Located in a walkable North Oakland community with an excellent biking score, there are plenty of nearby cafes, groceries and local parks to choose from. The property is close to the 24 and 580 for an easy commute, and just a short drive to trendy bars, eateries in Temescal, or shopping in Emeryville. A 2-block walk to MacArthur BART station puts everything the Bay Area has to offer within reach. Don't miss this rare opportunity to own a beautiful multifamily building in burgeoning Longfellow!

PROPERTY HIGHLIGHTS

- Rare 3-unit building for sale for the 1st time in 11 years on the corner of 40th & West in Longfellow.
- Low cost of ownership - separately metered - water, electric & gas.
- Owners unit is vacant and updated - 3 bedroom, 2 bathroom - 1,300 sqft.
- Great opportunity for a savvy investor or owner/occupy.



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LOCATION DESCRIPTION

Longfellow is a neighborhood of North Oakland, California. It is bounded by Temescal Creek to the north, State Route 24 to the east, Interstate 580 to the south, and Adeline Street to the west.

Walk Score: 84
Bike Score: 91
Transit Score: 75

COMPLETE HIGHLIGHTS



LOCATION INFORMATION

BUILDING NAME	3-Units Longfellow
STREET ADDRESS	3927 West Street
CITY, STATE, ZIP	Oakland, CA 94608
COUNTY	Alameda
MARKET	Oakland
SUB-MARKET	Longfellow
CROSS-STREETS	40th Street
SIGNAL INTERSECTION	Yes

BUILDING INFORMATION

NOI	\$64,347.14
CAP RATE	4.96
OCCUPANCY %	66.67%
TENANCY	Multiple
NUMBER OF FLOORS	3
YEAR BUILT	1900
YEAR LAST RENOVATED	2020
FREE STANDING	Yes

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ADDITIONAL PHOTOS



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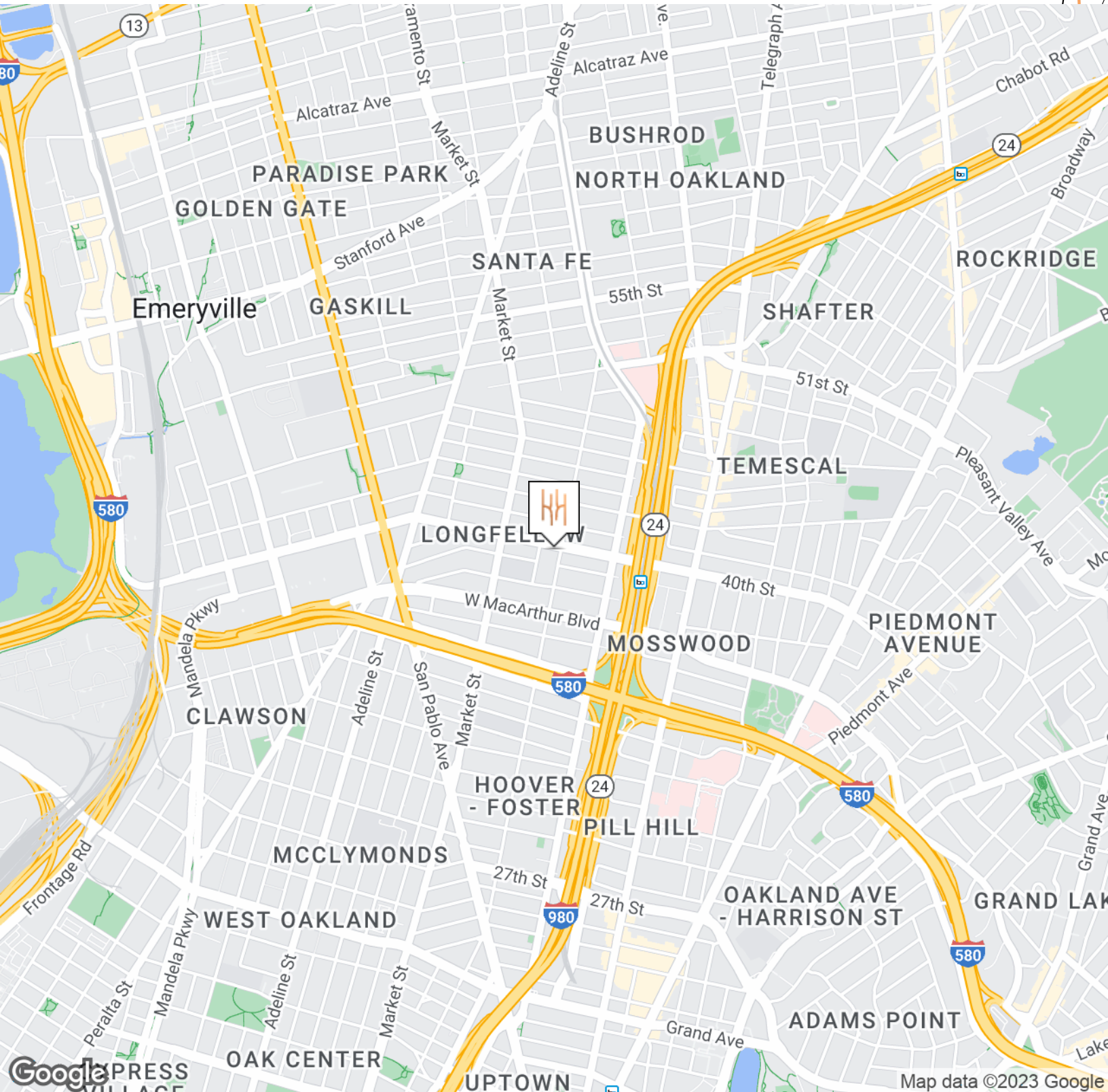
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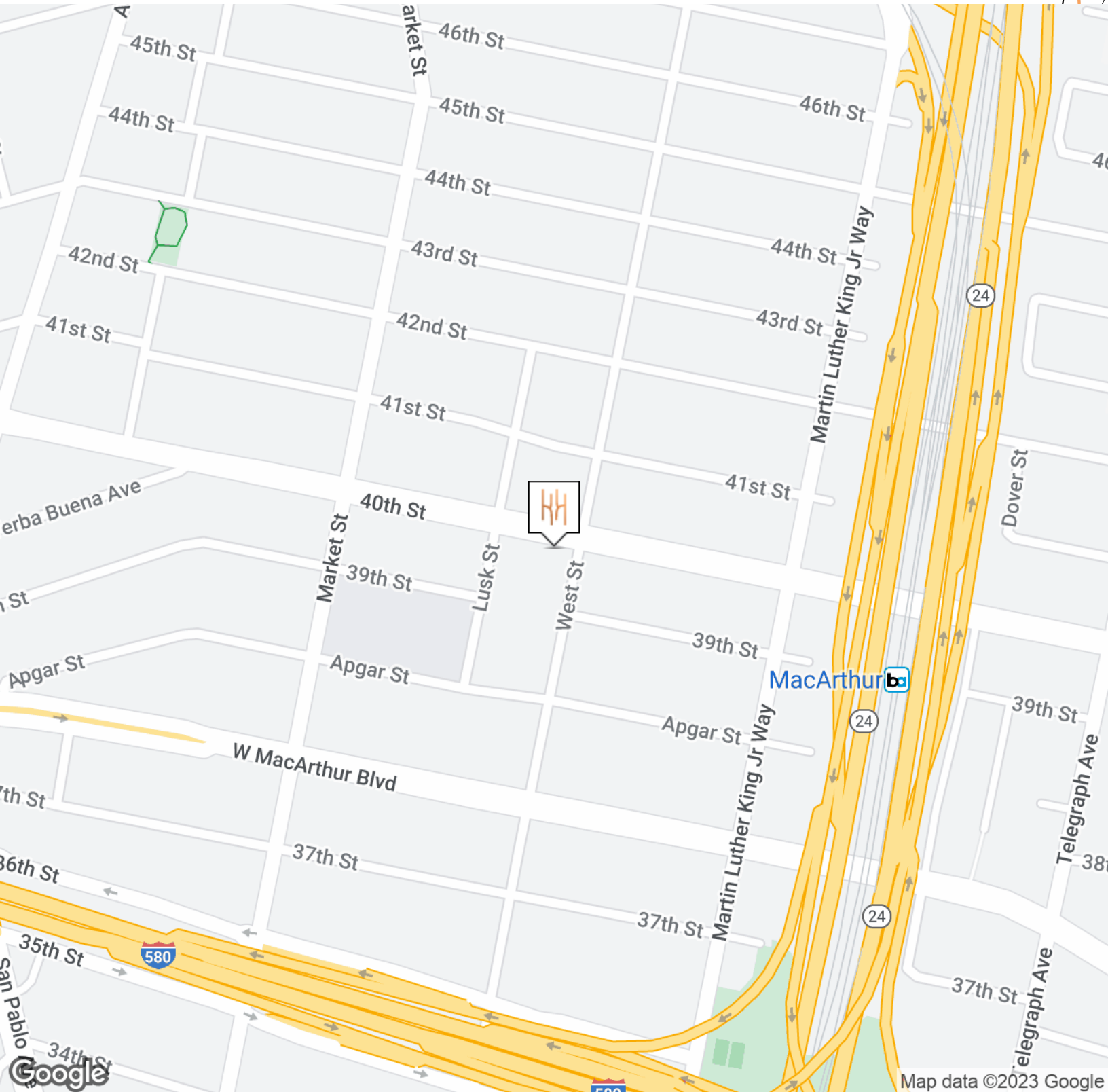
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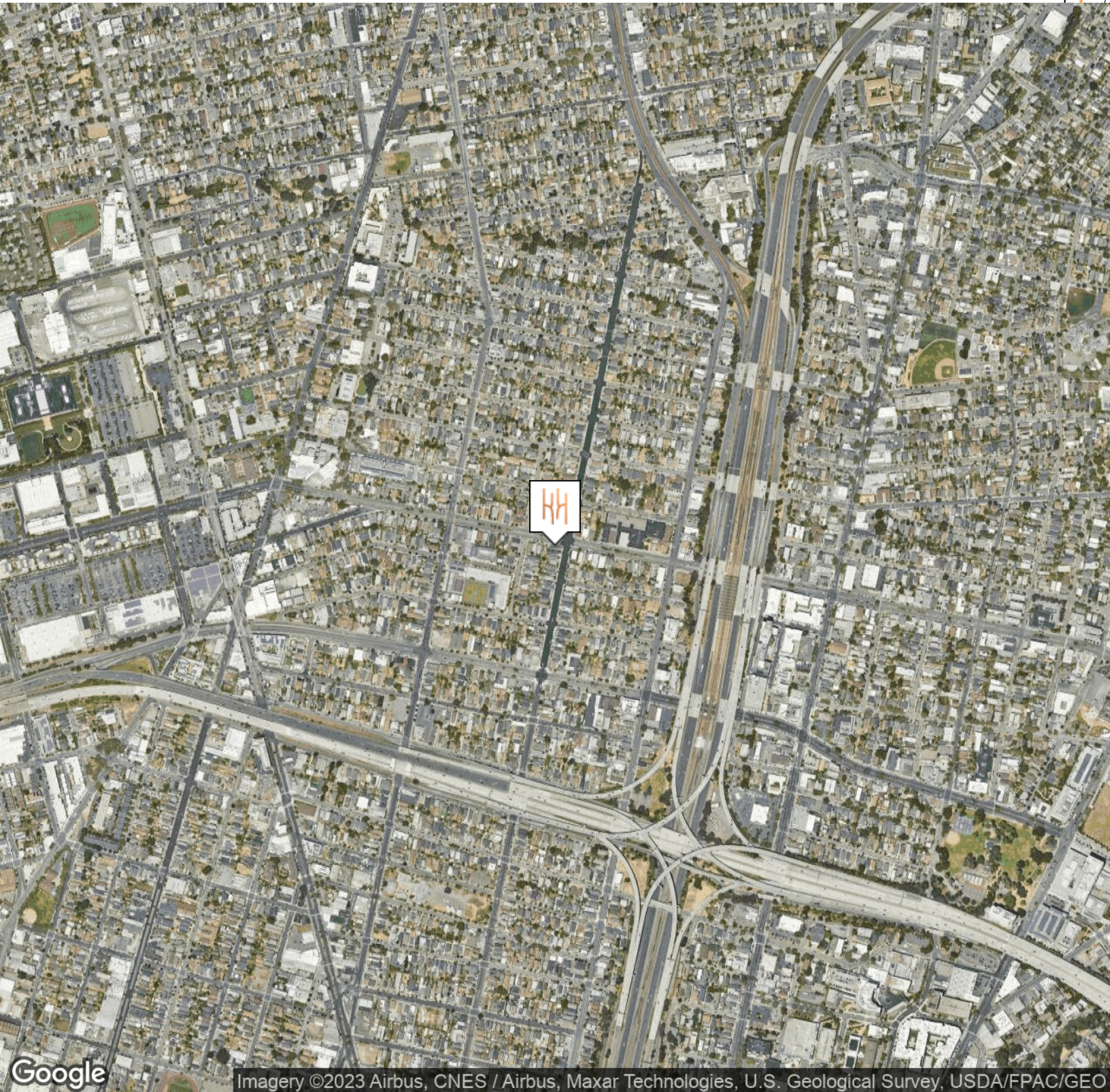
REGIONAL MAP



LOCATION MAPS



AERIAL MAPS



Google

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RENT ROLL

UNIT NUMBER	UNIT BED	UNIT BATH	UNIT SIZE (SF)	LEASE START	LEASE END	CURRENT RENT	CURRENT RENT (PER SF)	MARKET RENT	MARKET RENT/SF	SECURITY DEPOSIT
3927 West - VACANT	3	2	1,300			\$3,300	\$2.54	\$3,300	\$2.54	
3929 West - SECTION 8	3	2	1,300	6.1.2007	6.1.2008	\$2,600	\$2.00	\$3,300	\$2.54	\$2,650
804 40th - SECTION 8	2	1	865	5.1.2010	8.30.2011	\$1,700	\$1.97	\$2,250	\$2.60	\$2,300
TOTALS/AVERAGES	8	5	3,465			\$7,600	\$2.19	\$8,850	\$2.56	\$4,950



FINANCIAL SUMMARY

INVESTMENT OVERVIEW	CURRENT	MARKET
PRICE	\$1,298,000	\$1,298,000
PRICE PER UNIT	\$432,666	\$432,666
GRM	14.2	12.2
CAP RATE	5.0%	6.1%
CASH-ON-CASH RETURN (YR 1)	1.59 %	6.15 %
TOTAL RETURN (YR 1)	\$20,860	\$35,650
DEBT COVERAGE RATIO	1.09	1.34
OPERATING DATA	CURRENT	MARKET
GROSS SCHEDULED INCOME	\$91,200	\$106,200
OTHER INCOME	\$0	\$0
TOTAL SCHEDULED INCOME	\$91,200	\$106,200
VACANCY COST	\$0	\$0
GROSS INCOME	\$91,200	\$106,200
OPERATING EXPENSES	\$26,852	\$27,062
NET OPERATING INCOME	\$64,347	\$79,137
PRE-TAX CASH FLOW	\$5,156	\$19,946
FINANCING DATA	CURRENT	MARKET
DOWN PAYMENT	\$324,500	\$324,500
LOAN AMOUNT	\$973,500	\$973,500
DEBT SERVICE	\$59,191	\$59,191
DEBT SERVICE MONTHLY	\$4,932	\$4,932
PRINCIPAL REDUCTION (YR 1)	\$15,704	\$15,704



INCOME & EXPENSES

INCOME SUMMARY	CURRENT	MARKET
GROSS INCOME	\$91,200	\$106,200
EXPENSE SUMMARY	CURRENT	MARKET
REAL ESTATE TAXES (NEW @ 1.3668%)	\$17,741	\$17,741
SPECIAL ASSESSMENTS (ACTUAL)	\$1,819	\$1,819
INSURANCE (ACTUAL)	\$1,408	\$1,408
PG&E (ACTUAL)	\$0	\$0
GARBAGE (ACTUAL)	\$2,778	\$2,778
WATER (ACTUAL)	\$0	\$0
REPAIRS, MAINTENANCE & RESERVES (\$500/UNIT)	\$1,500	\$1,500
BUSINESS TAX (1.4% OF GROSS RENTS)	\$1,276	\$1,486
OAKLAND RENT ADJUSTMENT FEE	\$330	\$330
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