

FOR SALE | PRIDE OF OWNERSHIP TRIPLEX

2105 48TH AVENUE

OAKLAND, CA 94601

OFFERED AT \$1,199,000 | 3 UNITS



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STEPHEN PAGONES
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OFFERING SUMMARY

Building Size:	3,356 SF
Lot Size:	4,700 SF
Price / SF:	\$357
Year Built:	1965

PROPERTY HIGHLIGHTS

- (1) Large 3BR/2BA with backyard (Vacant / Owners Unit)
- (2) 2BR/1BA units
- Parking: 2:1 ratio, garage + tandem spaces per unit
- On-site laundry
- Renovated interiors: upgraded floors, newer kitchens, upgraded baths
- Dual-pane windows & newer exterior paint
- Upgrade Electrical Panels

UNIT NUMBER	UNIT BED	UNIT SIZE (SF)	CURRENT RENT
48TH A - Renovated (Vacant)	3	1,210	\$3,250
48TH B - Renovated 48TH C - Renovated	2	968	\$2,100
	2	861	\$2,140
TOTALS/AVERAGES		3,039	\$6,635

OWNER-OCCUPIED FINANCING OPPORTUNITY LOW 5% DOWN PAYMENT

Purchase Price	\$1,200,000
Down Payment (5%)	\$60,000
Loan Amount	\$1,140,000
Interest Rate	6.625%

MORTGAGE BROKER: HAL LIGHT | HAL@LIGHTMORTGAGECOMPANY.COM | (510)701-2010



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