

EXECUTIVE SUMMARY:

**362 Hudson St., Oakland, CA
A PRIME ROCKRIDGE FOURPLEX**

EXCLUSIVELY LISTED BY:
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OFFERING SUMMARY

362 HUDSON ST



Listing Price
\$1,080,000



Cap Rate
4.73%



of Units
4

FINANCIAL

Listing Price	\$1,080,000
Down Payment	25% / \$270,000
NOI	\$51,100
Cap Rate	4.73%
Total Return	1.33%
Price/SF	\$396.48
Price/Unit	\$270,000
RENT/SF (MONTHLY)	\$3.03
RENT/SF (ANNUALLY)	\$36.34

OPERATIONAL

Gross SF (Per Property Records)	2,724 SF
# of Units	4
Lot Size (Per Property Records)	0.11 Acres (4,791 SF)
Occupancy	100%
Year Built	1915



362 HUDSON ST

PROPERTY SUMMARY



PROPERTY DESCRIPTION

The property boasts a walk score of 95, a bike score of 75, and is just minutes from an endless assortment of shopping, restaurants, cafes, and entertainment. The property is near the most popular entertainment and recreation areas in the East Bay, garnering locals from surrounding cities visiting for a couple hours of shopping, eating or relaxing.

This rare offering of 362 Hudson St allows the unique opportunity to acquire a charming asset, in a fantastic location and convenient access to employment. Rockridge is a premier City of Oakland neighborhood with residents drawn by the fantastic weather and sunshine, boutique cafes, and thriving restaurant scene. The prime location of this property is in the best location of the Rockridge neighborhood, allows tenants an easy walk to shopping, entertainment, and employment all within two-blocks.

PROPERTY HIGHLIGHTS

- Excellent commuter access, a ten-minute walk to Rockridge BART with direct connectivity to Downtown Oakland, San Francisco, Fremont, and Walnut Creek employment centers

OFFERING SUMMARY

Sale Price:	\$1,080,000
Number of Units:	4
Lot Size:	0.11 Acres
Building Size:	2,724 SF
NOI:	\$51,100.00
Cap Rate:	4.73%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,275	3,768	14,573
Total Population	2,699	8,148	31,546
Average HH Income	\$244,221	\$233,447	\$209,336

362 HUDSON ST

FINANCIAL DETAILS

SUMMARY		
Price	\$1,080,000	
Down Payment	\$270,000	25%
Number of Units	4	
Price Per Unit	\$270,000	
Price Per SqFt	\$396.48	
Building Sq. Ft.	2,724	
Lot Size	0.11 Acres	
Approx. Year Built	1915	

RETURNS	Current	Year 1	
CAP Rate	4.73%	4.85%	0.00%
GRM	11.31	10.92	
Cash-on-Cash	-2.43%	-1.96%	
Debt Coverage Ratio	0.89	0.91	

FINANCING		1st Loan
Loan Amount		\$810,000
Loan Type		New
Interest Rate		5.90%
Amortization		30 Years
Year Due		2055

Loan information is subject to change.

# OF UNITS	UNIT TYPE	SQFT/UNIT	CURRENT RENTS	MARKET RENTS
4	1Bed/1Bath	531	\$1,989	\$2,063

IRR Year	IRR Unlevered	IRR Levered
5	6.19%	6.38%
7	6.98%	9.01%
10	7.31%	10.13%

OPERATING DATA		
INCOME	Current	Year 1
Gross Scheduled Rent	\$95,454	\$98,911
Less: Vacancy/Deductions	4.0%	\$3,818
Total Effective Rental Income	\$91,636	\$94,954
Other Income	\$3,480	\$3,480
Effective Gross Income	\$95,116	\$98,434
Less: Expenses	46.3%	\$44,016
Net Operating Income	\$51,100	\$52,353
Cash Flow	\$51,100	\$52,353
Debt Service	\$57,653	\$57,653
Net Cash Flow After Debt Service	-2.43%	-\$6,553
Principal Reduction	\$10,134	\$10,748
TOTAL RETURN	1.33%	\$3,581
	2.02%	\$5,448

EXPENSES	Current	Year 1
Real Estate Taxes	\$13,801	\$13,801
Special Assessments	\$4,112	\$4,112
Utilities - Electric & Gas	\$240	\$240
Utilities - Water & Sewer	\$3,300	\$3,300
Trash Removal	\$3,300	\$5,200
Repairs/Maintenance/Cleaning	\$4,175	\$4,175
Insurance	\$6,479	\$6,479
Landscaping	\$1,200	\$1,200
Business Lic/Fire/Fees	\$1,828	\$1,828
Operating Reserves	\$1,000	\$1,000
Management Fee	\$4,582	\$4,748
TOTAL EXPENSES	\$44,016	\$46,082
Expenses/Unit	\$11,004	\$11,520
Expenses/SF	\$16.16	\$16.92

*2,724 SF is total property square footage per property records.

Three private garages estimated at 200 SF per garage with balance being net rentable unit space.