

AVAILABLE
FOR SALE

DANIEL MUELLER

Executive Director
916 704 9341
1555 River Park Dr. Ste. 109
Sacramento, CA 95815
dmueller@muellercommercial.com
Cal DRE# 01829919

CAMERON FREELOVE

Director
916 613 3899
1555 River Park Dr. Ste. 109
Sacramento, CA 95815
cfreelove@muellercommercial.com
Cal DRE# 02092307

CENTURY 21

Select Real Estate, Inc.



ASHBROOK CT.

FRUITVALE AVE

3114-3128
ASHBROOK CT.
OAKLAND, CA 94601
+/-4,222 SF
MULTIFAMILY BUILDING

8 Unit Multifamily Investment Opportunity With Value Add Potential

THE PROPERTY

3114-3128 ASHBROOK CT. OAKLAND, CA 94601

REGION

AVAILABILITY

ZONING

OPPORTUNITY

PRICING



OAKLAND, CA
APN
026-0766-00-01



+/-4,178 SF
Multifamily Building
+/-0.12 Acres
8 Units
5 Garages



RM-4
Mixed Housing
Type Residential



Multifamily
Building
100% Occupied



Actual
\$1,299,950.00
NOI \$87,124.92
6.70% Cap Rate



CENTURY 21

8 UNIT MULTIFAMILY INVESTMENT



3114



JUDY'S
BURGER

Hasta
Muerte
Coffee

LAS PALMAS
SUPER BURRITO

MZ KETTLE'S
BBQ

3114

ASHBROOK CT.

FRUITVALE AVE.

LOGAN ST.



GALINDO ST.

SUBJECT

ASHBROOK CT.

CENTURY 21





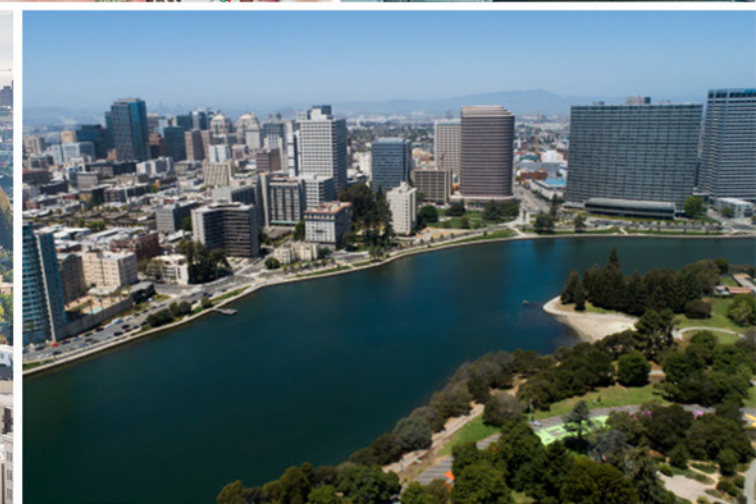
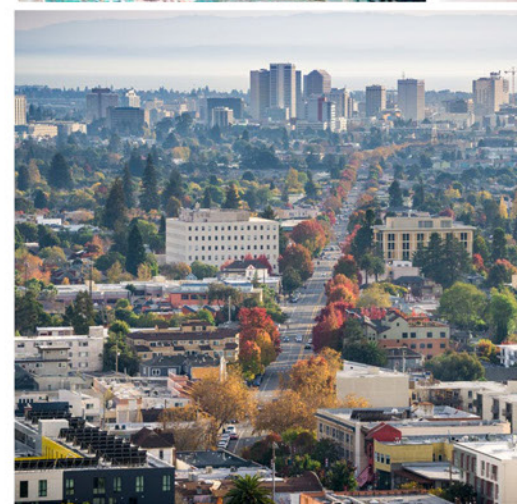
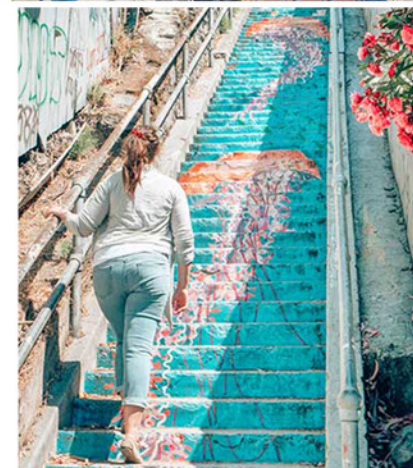
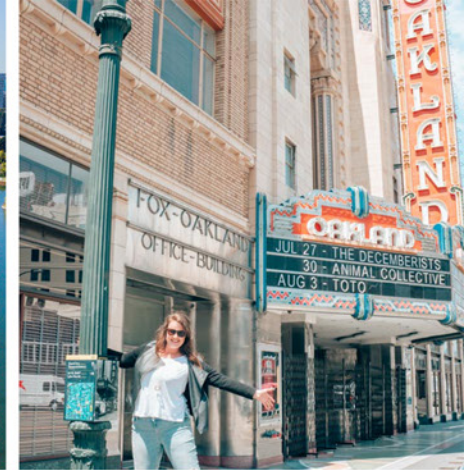
3114
ASHBROOK CT.



THE BUILDING

This 2-story, fully leased, 8-unit multi-family investment property is available for sale at a 3.8% cap rate with a NOI of \$76,296.00. The property has one two-bedroom unit, one studio, and 6 one-bedroom units. The property also has 5 garages that produces an additional \$955.00 per month. Additionally, the onsite laundry generates \$1,950.00 per year in revenue.

This investment property has a 2-year-old roof with a fresh coat of exterior paint and 8 storage units. Also, the property is individually metered for gas and electric allowing for lower operating expenses. This asset is positioned in the middle of HWY 580 & HWY 880 making it easy to access multiple freeways along with a BART station before freeway access.





THE AREA

The subject property is located in Oakland, CA just minutes away from the nearest bar station on Fruitvale and less than a mile away from HWY 880 & HWY 580. The City of Oakland has a total population of 435,224 residents living within the city limits and is seeing an average annual growth rate of .40%. Roughly 60% of Oakland's residents are renters and several of those being commuters to other cities within the Bay Area. With the closest BART station within walking distance of the property, any resident will have the ability to commute to San Francisco, Richmond, East Bay, or San Jose. Within 5 miles radius of the property, any renter can go on a nature walk in the Reinhardt Redwood Regional Park, use the Oakland International Airport, or watch a game at the RingCentral Coliseum. With its convenient location to transportation systems, amenities, and nature, many renters who commute seek to live in Oakland.



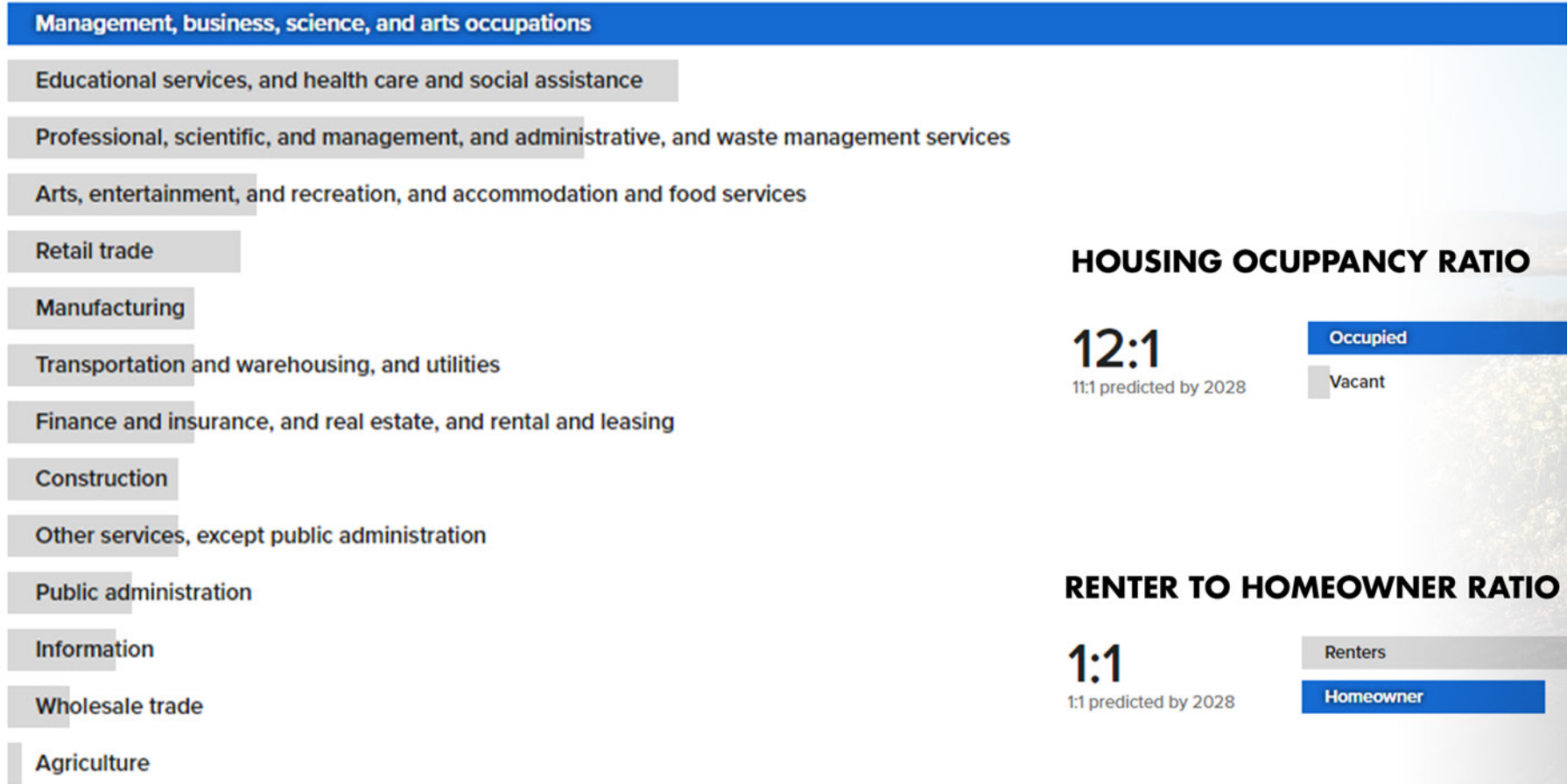
DEMOGRAPHICS

EDUCATION & HOUSING

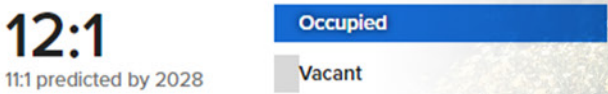
NUMBER OF EMPLOYEES

303k

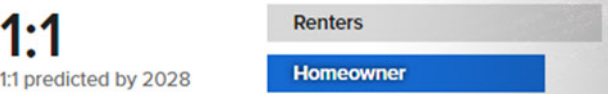
Top Employment Categories



HOUSING OCUPPANCY RATIO



RENTER TO HOMEOWNER RATIO



DEMOGRAPHICS

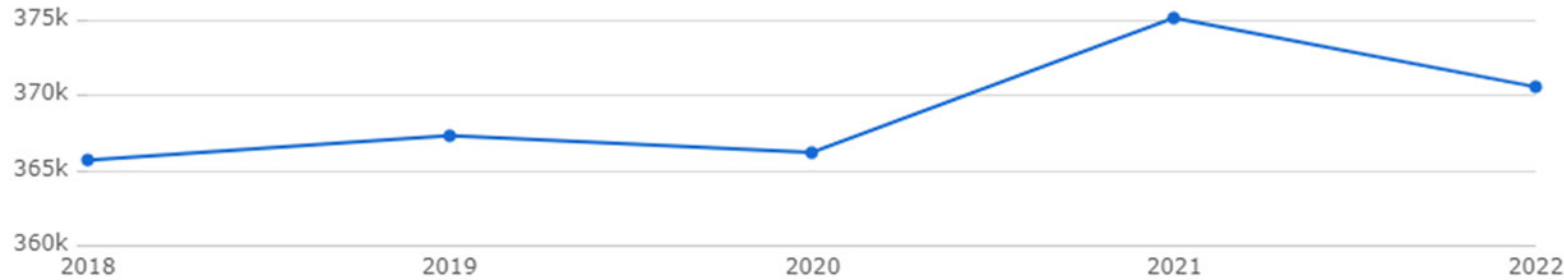
INCOME & POPULATION

POPULATION

370k

↓ -1%
Compared to 375k in 2021

↑ 1%
Compared to 365k in 2018

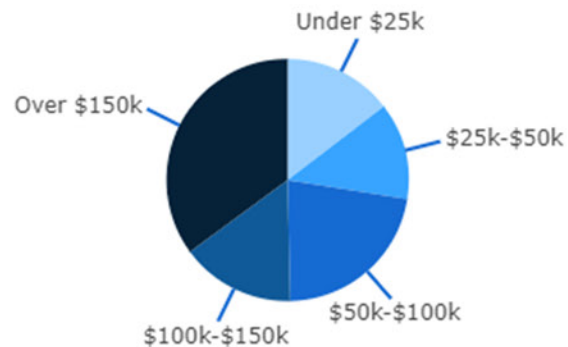


HOUSE HOLD INCOME

\$101k
Median Income

\$109k
2028 Estimate

↑ 9%
Growth Rate

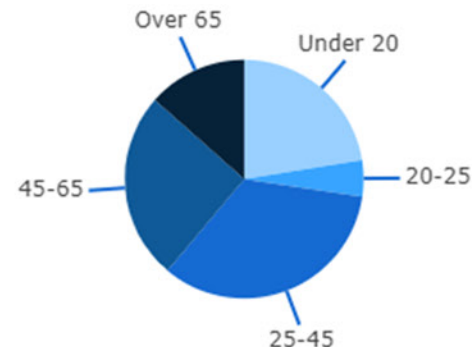


AGE DEMOGRAPHICS

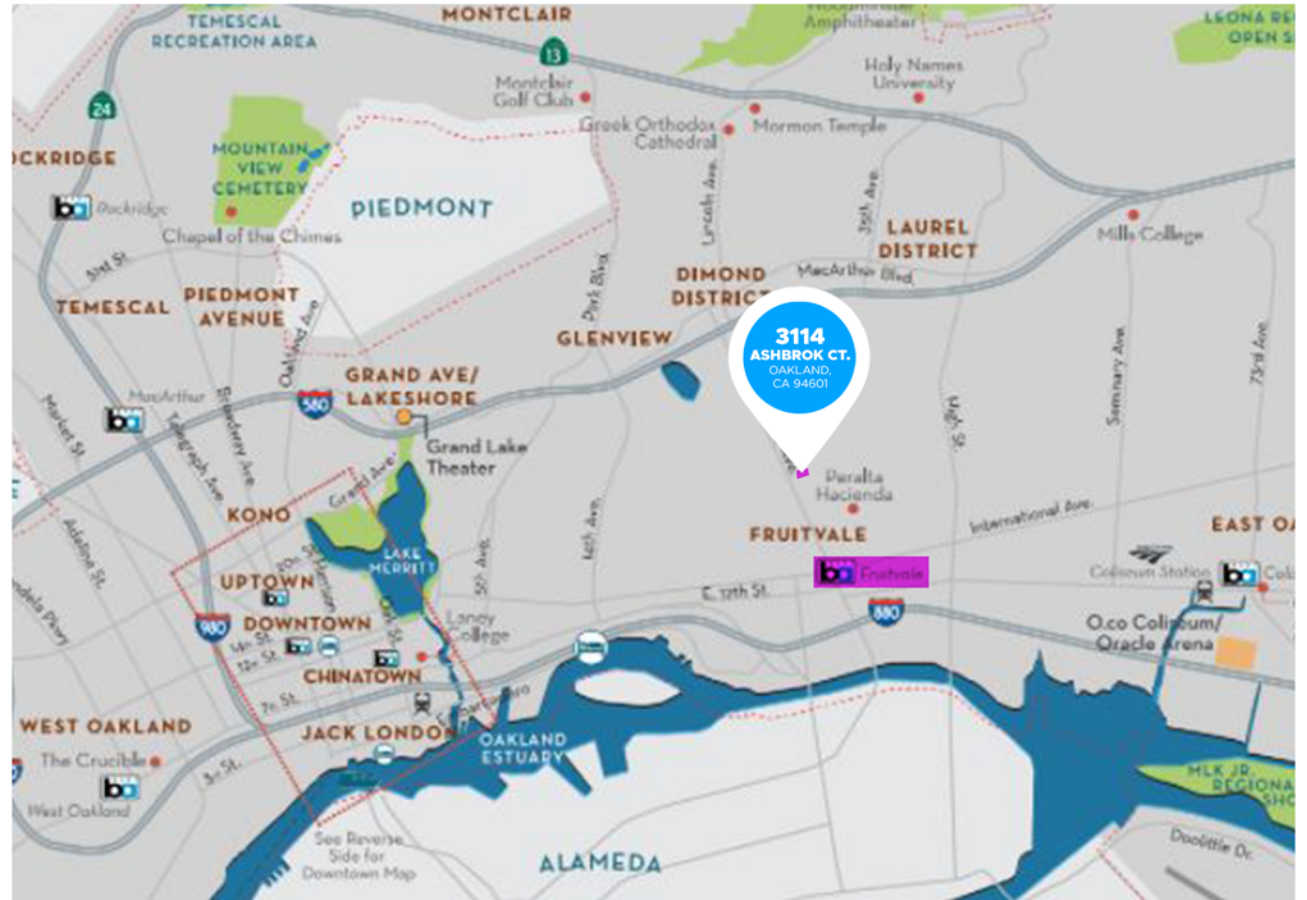
38
Median Age

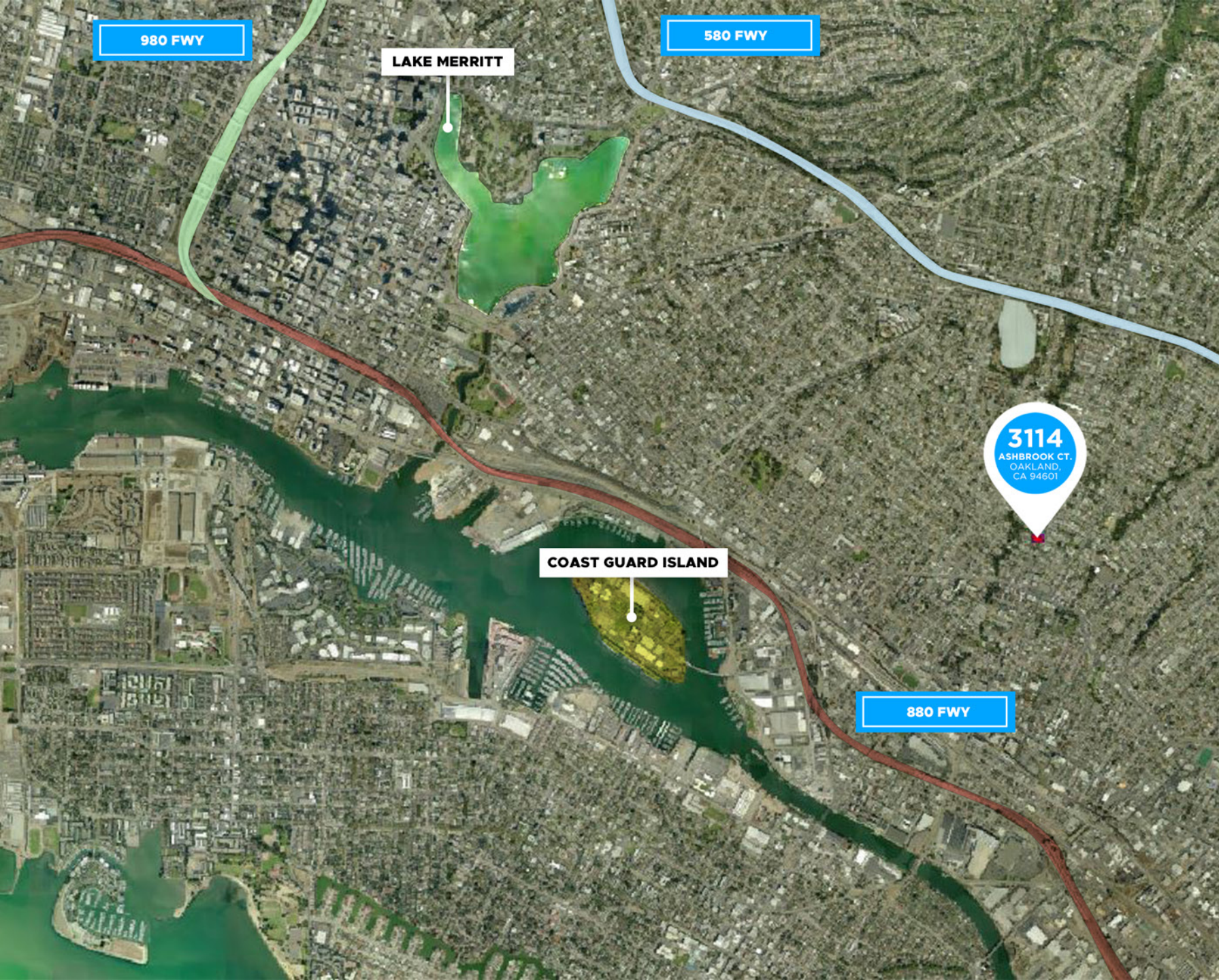
39
2028 Estimate

↑ 2%
Growth Rate



BART TRANSPORTATION







DANIEL MUELLER

Executive Director

916 704 9341

1555 River Park Dr. Ste. 109

Sacramento, CA 95815

dmueller@muellercommercial.com

Cal DRE# 01829919

CAMERON FREELove

Director

916 613 3899

1555 River Park Dr. Ste. 109

Sacramento, CA 95815

cfreelove@muellercommercial.com

Cal DRE# 02092307

CENTURY 21

Select Real Estate, Inc





SALE

CENTURY 21
Select Real Estate, Inc.



2023 This information has been secured from sources believed to be reliable. Any projections, opinions, assumptions or estimates used are for example only and do not constitute any warranty or representation as to the accuracy of the information. All information should be verified through an independent investigation by the recipient, prior to execution of legal documents or purchase, to determine the suitability of the property for their needs. Logos and/or pictures are displayed for visual purpose only and are the property of their respective owners. CalDRE# 0101224