

OFFERING MEMORANDUM

OAKLAND QUADRAPLEX

*Multifamily investment opportunity
presents significant potential for
substantial returns and growth
in Oakland, CA*



3320 MACARTHUR BLVD, OAKLAND, CA

km Kidder
Mathews

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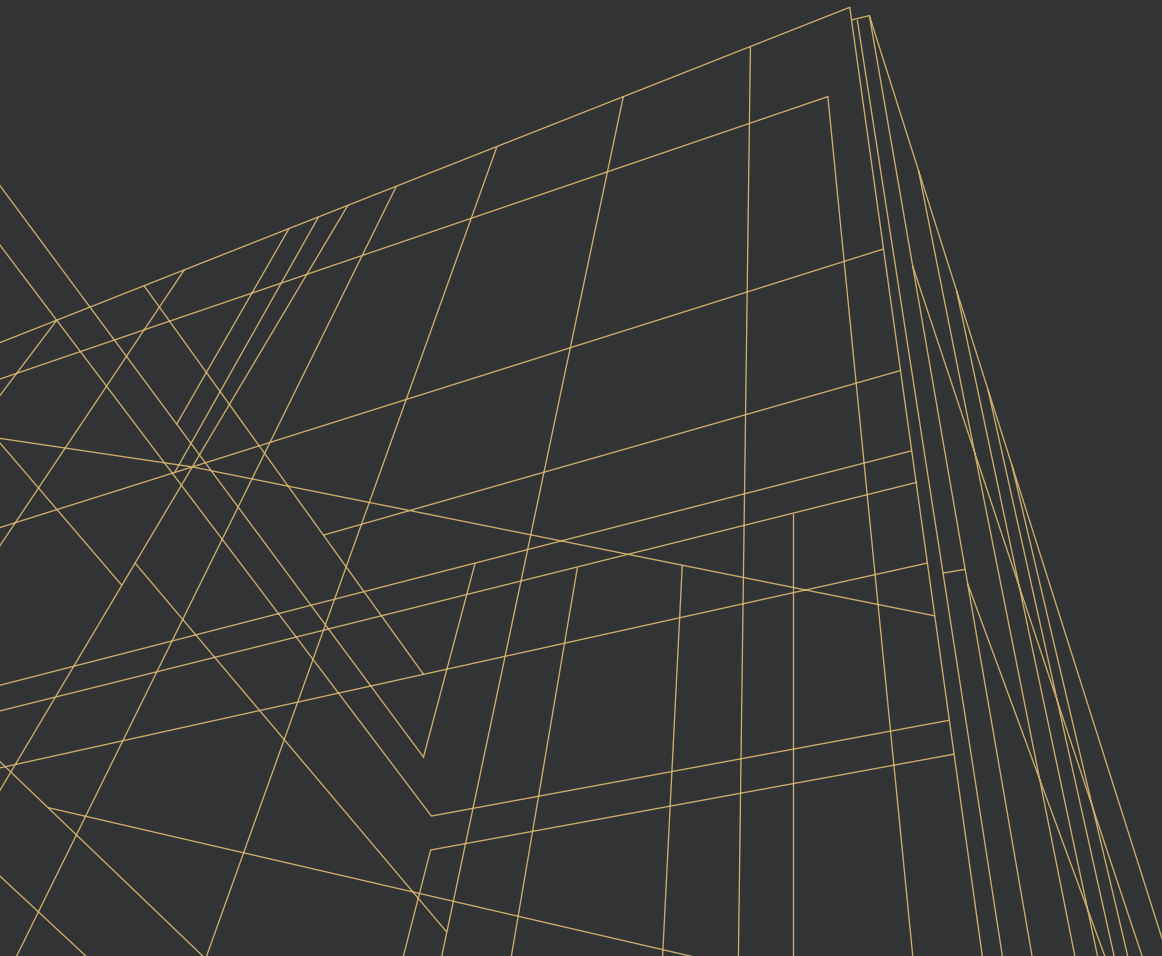
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EXECUTIVE SUMMARY

EXCEPTIONAL INVESTMENT OPPORTUNITY IN OAKLAND, CA



Kidder Mathews is pleased to present 3320 MacArthur Blvd for sale.

Located at 3320 MacArthur Blvd, Oakland, CA 94602, this residential quadraplex offers a compelling investment opportunity in a thriving neighborhood. Constructed in 1986, the property spans $\pm 5,964$ square feet of building area on a $\pm 4,500$ square foot lot, providing ample space for tenants and significant potential for income generation.

This 4+2 NC property includes four distinct residential units, each designed with spacious rooms and open kitchens that create a welcoming and comfortable living environment. Additionally, there is two non-conforming space that presents further flexibility for use, potentially adding to the property's rental income or accommodating different residential needs.

The quadraplex is well-equipped with desirable amenities including outdoor deck space for each unit, which enhances the living experience by providing private areas for relaxation and enjoyment. Off-street garage parking is available for tenants, offering added convenience and security.

The property's location is one of its standout features. Situated in the heart of the Laurel District, tenants will benefit from proximity to a vibrant shopping and restaurant scene. The area is known for its lively atmosphere and diverse amenities, making it an attractive place to live. With easy access to local shops, dining options, and community services, 3320 MacArthur Blvd stands out as an ideal residence for those seeking an active and engaging lifestyle in Oakland.

For investors and owner-users alike, this quadraplex presents a valuable opportunity to capitalize on a this property in a sought-after area, promising both immediate rental income potential and long-term appreciation.

EXECUTIVE SUMMARY

BUILDING FEATURES

ADDRESS	3320 MacArthur Blvd Oakland, CA 94602
APN	028-0944-007-00
COUNTY	Alameda
MARKET	East Bay/Oakland
LAND CLASSIFICATION	Residential
LAND USE	Quadraplex
BUILDING AREA	±6,238 SF
LAND AREA/ACRES	±4,500 SF/0.10 AC
BUILDING/LOT RATIO	1.33
BUILDING(S)	1
STORIES	2
UNITS	4+2
BUILT	1986
PARKING	1.40/Unit

\$1,650,000

ASKING PRICE



INVESTMENT HIGHLIGHTS

For investors and owner-users alike, this quadraplex presents a valuable opportunity to capitalize on a sought-after area, promising both immediate rental income potential and long-term appreciation.

PRIME LOCATION

Discover the perfect blend of convenience and charm at this exceptional property located at 3320 MacArthur Blvd in the vibrant city of Oakland, California. Situated in a highly desirable area, this prime location offers easy access to a variety of amenities and services, making it an ideal choice for residents seeking both comfort and accessibility.

SPACIOUS LIVING

Generous living spaces with expansive rooms and open kitchen designs that foster a sense of comfort and flow. Each unit boasts large rooms that can accommodate various lifestyles and preferences, while the open kitchens are perfect for both casual dining and entertaining guests.

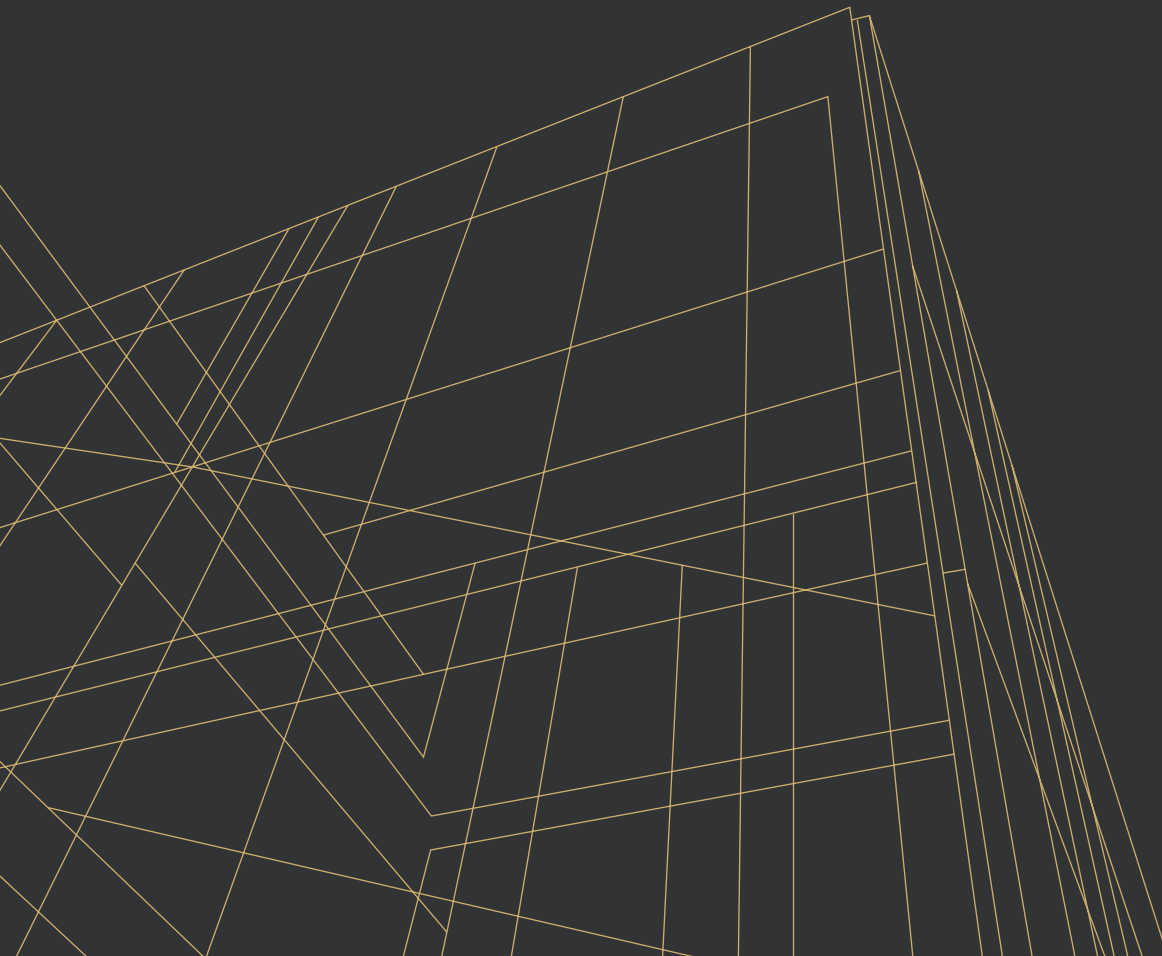
OUTDOOR AMENITIES

Enhance your living experience with dedicated outdoor deck space available for tenants. These private outdoor areas are perfect for relaxation, social gatherings, or simply enjoying the pleasant California weather. The deck space offers a serene retreat right at home, contributing to a balanced and enjoyable lifestyle.

PARKING

Parking is a breeze with off-street garage parking provided for tenants. This convenient feature ensures that residents have a secure and designated space for their vehicles, adding an extra layer of comfort and ease to their daily lives.





PROPERTY OVERVIEW

PROPERTY DETAILS



PROPERTY OVERVIEW

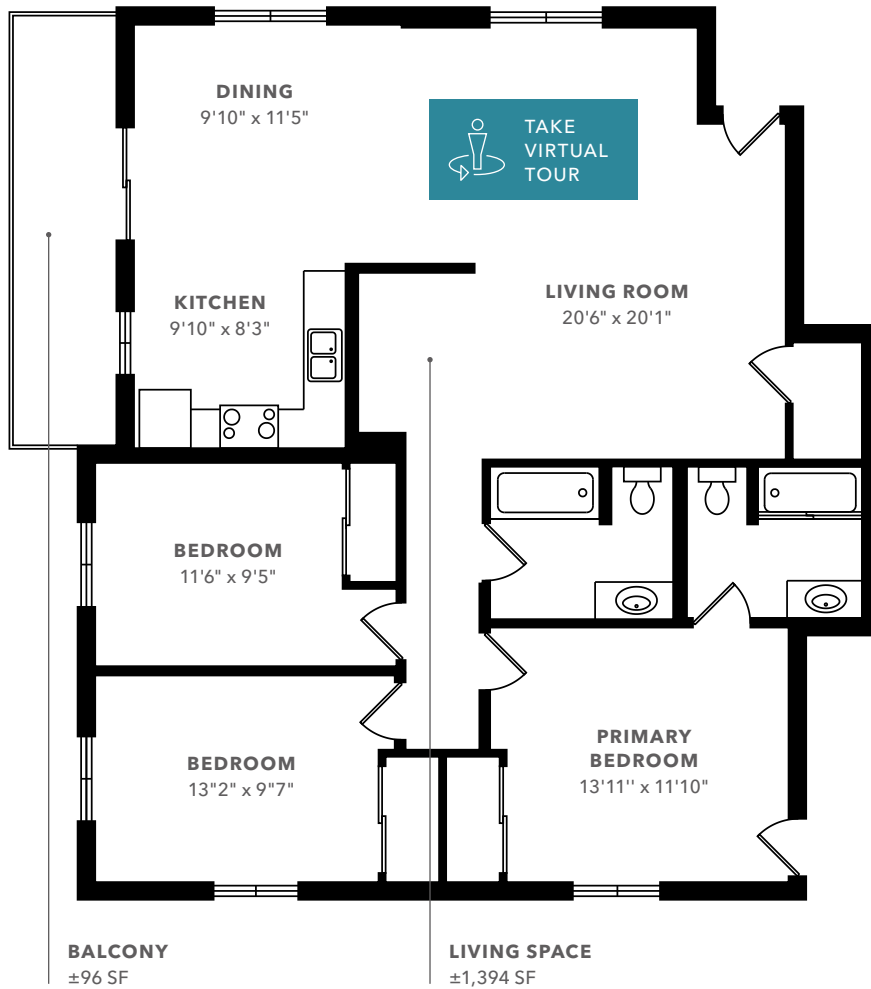


PROPERTY OVERVIEW



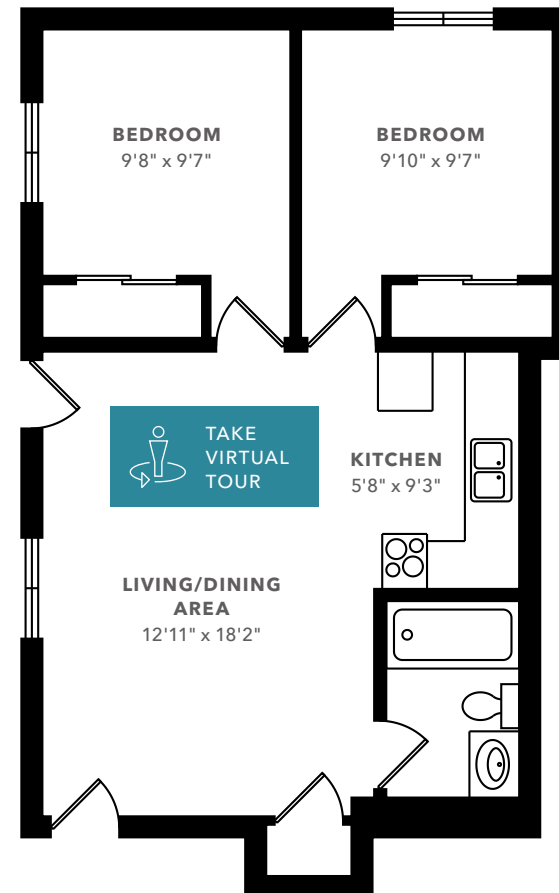
UNIT 1

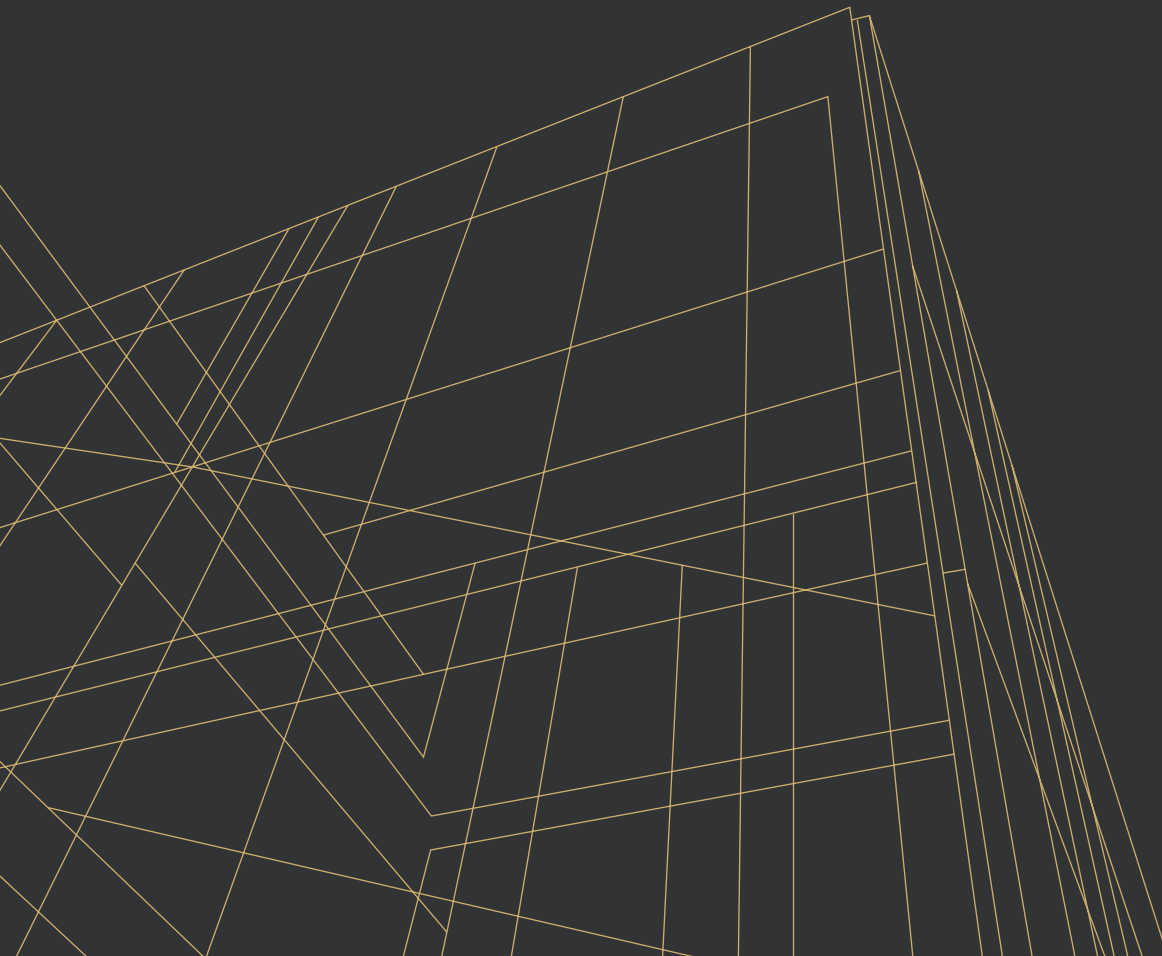
±1,490 SF
TOTAL



UNIT 2

±659 SF
TOTAL





LOCATION OVERVIEW

LOCATION OVERVIEW



LAKE MERRITT



FRUITVALE ELEMENTARY SCHOOL



BRET HARTE MIDDLE SCHOOL



ALLENDALE ELEMENTARY SCHOOL

3320 MACARTHUR BLVD



DRIVE TIMES

8 MIN

DRIVE TO FRUITVALE
BART STATION

20 MIN

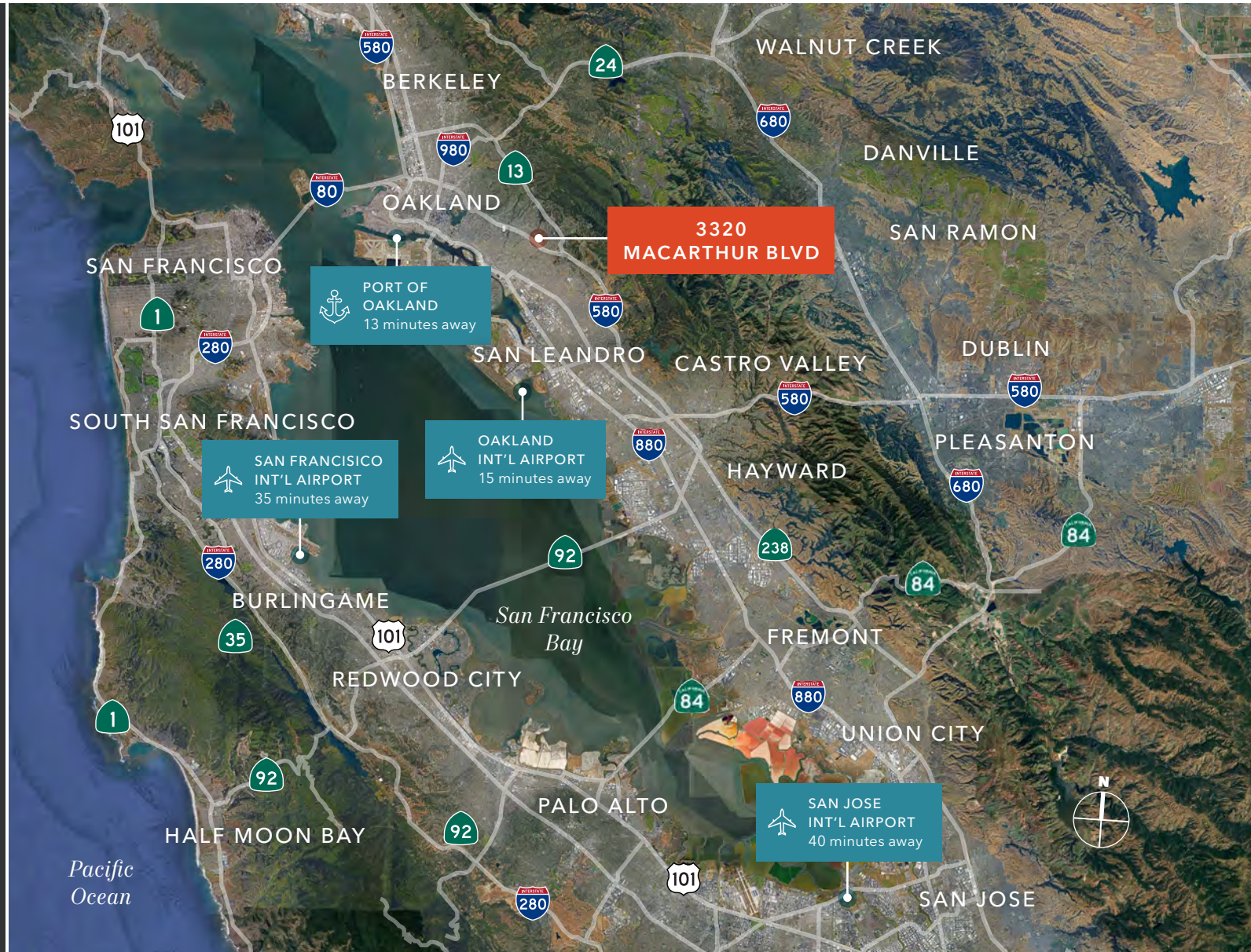
DRIVE TO DOWNTOWN
SAN FRANCISCO

35 MIN

DRIVE TO SAN FRANCISCO
INT'L AIRPORT

40 MIN

DRIVE TO SILICON VALLEY





MARKET OVERVIEW

Oakland, is a vibrant and diverse city located in the San Francisco Bay Area. Known for its rich history, cultural diversity, and dynamic arts scene.

Oakland, CA, a vibrant city nestled in the heart of Alameda County, is a dynamic urban hub offering an enticing blend of historic charm and modern vibrancy. Positioned conveniently near San Francisco and other key Bay Area locations, Oakland stands out with its exceptional connectivity and diverse cultural landscape, making it an attractive destination for residents and businesses alike.

With a population of approximately 440,000 residents, Oakland is a melting pot of cultures and backgrounds, reflecting the rich tapestry of the wider Bay Area. The city's community is a vibrant mix of families, young professionals, and creatives who are drawn to its inclusive spirit and diverse neighborhoods.

Oakland's economy is robust and diversified, encompassing sectors such as technology, logistics, healthcare, and the arts. Its strategic location near major transport routes, including Interstate 880 and the Port of Oakland, enhances its appeal as a business hub, offering companies excellent access to regional and global markets.

The city is renowned for its cultural attractions and recreational opportunities. From the scenic beauty of Lake Merritt and the expansive Joaquin Miller Park to the historic charm of its waterfront and downtown districts, Oakland provides ample spaces for outdoor activities, relaxation, and community engagement. The thriving arts scene is evident in its numerous galleries, theaters, and music venues, reflecting the city's creative energy. For shopping and dining, the bustling areas of Broadway and the Temescal neighborhood offer an array of eclectic shops, eateries, and entertainment options, embodying Oakland's unique character and vibrant urban life.



MAJOR EMPLOYERS

Oakland is home to a diverse range of major employers that significantly contribute to the city's robust economy. Some of the prominent companies and organizations headquartered or operating in Oakland include:

Kaiser Permanente

A major healthcare provider with a significant presence in Oakland.



Square

A payment processing, including small business loans, payroll, a register, and an online store.



Zymergen

A biotechnology company focused on applying molecular biology and chemistry for industrial applications.



Blue Shield of California

A major health insurance provider with operations in the Bay Area, including Oakland, CA.



Pandora

A music streaming service with curated playlists and algorithm-based recommendations.



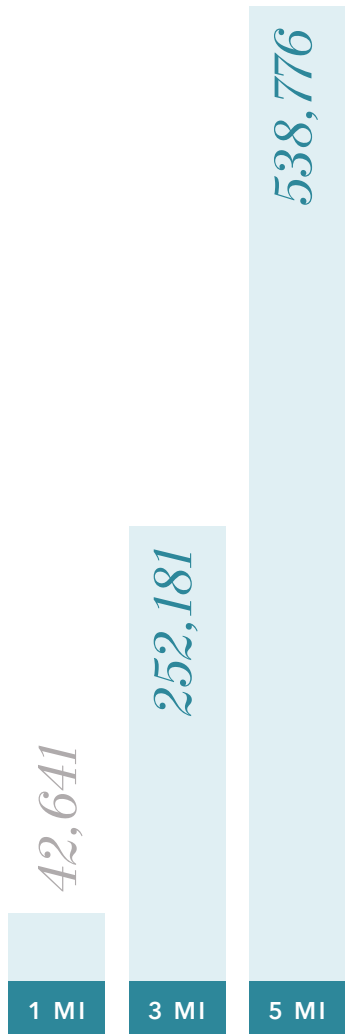
Clorox

A consumer goods company including corporate management, research, and product development.

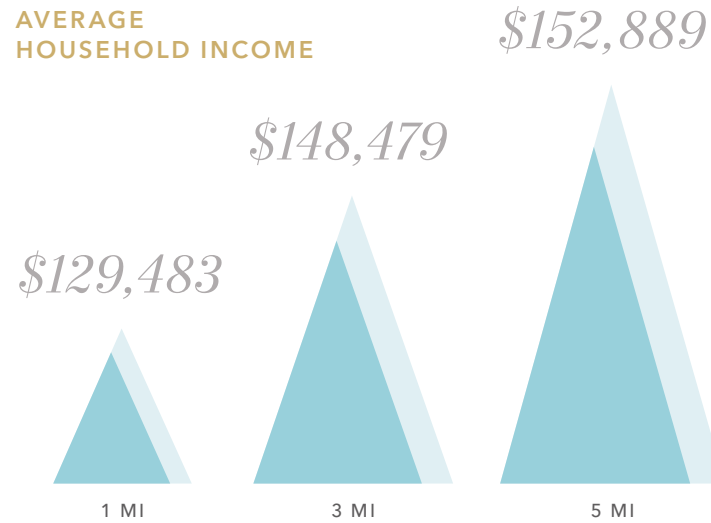


DEMOGRAPHICS

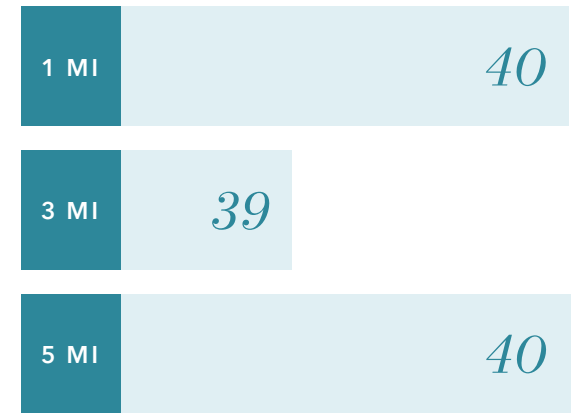
POPULATION



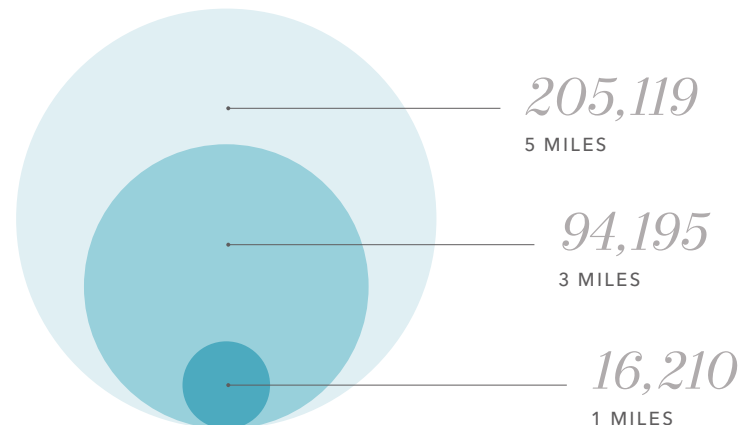
AVERAGE HOUSEHOLD INCOME



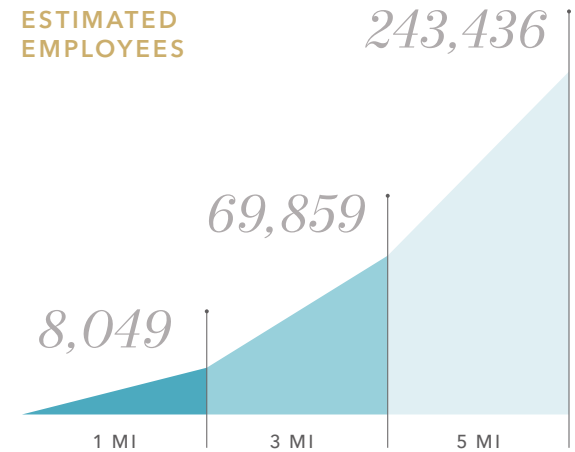
MEDIAN AGE



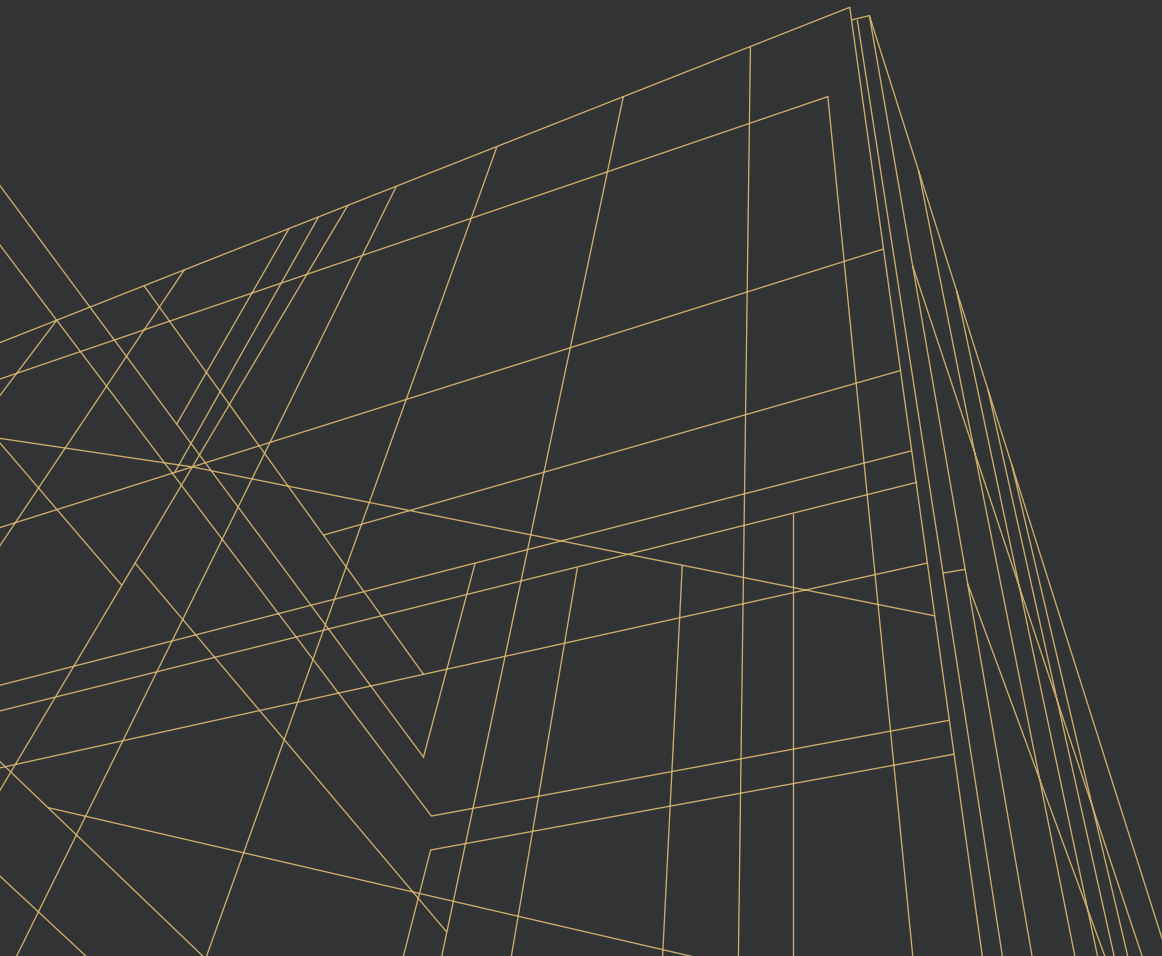
ESTIMATED HOUSEHOLDS



ESTIMATED EMPLOYEES



Data Source: ©2023, Sites USA



FINANCIAL ANALYSIS

Section 05

RENT ROLL

Unit	Unit Type	Size	Scheduled Rent/Mo	Potential Rent/Mo	Notes
1	3 Bedrooms/2 Baths	±1,491	\$2,698	\$3,000	
2	3 Bedrooms/2 Baths	±1,491	\$2,762	\$3,000	
3	3 Bedrooms/2 Baths	±1,491	\$3,021	\$3,000	
4	3 Bedrooms/2 Baths	±1,491	\$3,000	\$3,000	Vacant
A	2 Bedrooms/1 Baths		\$2,300	\$2,300	Non-Conforming
B	2 Bedrooms/1 Baths		\$2,300	\$2,300	Non-Conforming/ Vacant
Total		±5,964 SF	\$16,081	\$16,600	

* SF based on county records and does not include the non-conforming two bedroom units SF.

* Buyer to verify square footage.

PRICING DETAIL

SUMMARY

	Current
Price	\$1,650,000
Number of Units	4 + 2 NC
Price Per Unit (PPU based on six units)	\$275,000
Price Per SF (PSF based on county records and does not include square footage from two non-conforming 2BD units.)	\$276.66
Gross SF	±5,964
Lot Size	0.10 Acres
Approx Year Built	1986

RETURNS

	Current	Pro Forma
Cap Rate	6.92%	7.80%
GRM	8.55	7.89

# of Units	Unit Type	Scheduled Rents	Market Rents
4	3 bed/2 bath	\$2,870	\$3,000
2	2 bed/ 1 bath	\$2,300	\$2,300

OPERATING DATA

INCOME

		Current		Pro Forma
Gross Scheduled Rent		\$192,972		\$209,160
Less: Vacancy/Deductions	5.0%	\$9,649	5.0%	\$10,458
Effective Gross income		\$183,323		\$198,702
Less: Expenses	37.8%	\$69,223	35.2%	\$69,992
Net Operating Income		\$114,100		\$128,710
Total Return	6.92%	\$114,100	7.80%	\$128,710

EXPENSES

	Current	Year 1
Real Estate Taxes	\$22,641	\$22,641
Insurance	\$3,576	\$3,576
Utilities - Electric	\$3,167	\$3,167
Utilities - Water & Sewer	\$7,698	\$7,698
Trash Removal	\$2,136	\$2,136
Special Assessments	\$11,908	\$11,908
Repairs & Maintenance	\$4,000	\$4,000
Oakland Business License \$13.95/\$1000	\$2,527	\$2,527
Oakland Rental Board \$101/unit	\$404	\$404
General & Administrative	\$2,000	\$2,000
Management Fee	\$9,166	\$9,935
TOTAL EXPENSES	\$69,223	\$69,992
Expenses/Unit	\$11,537	\$11,665
Expenses/SF	\$11.61	\$11.74



3320 MACARTHUR BLVD

*For more information on
this property, please contact*

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