

FOR SALE &/OR LEASE | VACANT 23 UNITS COMPLETELY RENOVATED

2327 SAN PABLO AVE

OAKLAND, CA 94612

OFFERED AT \$1,395,000



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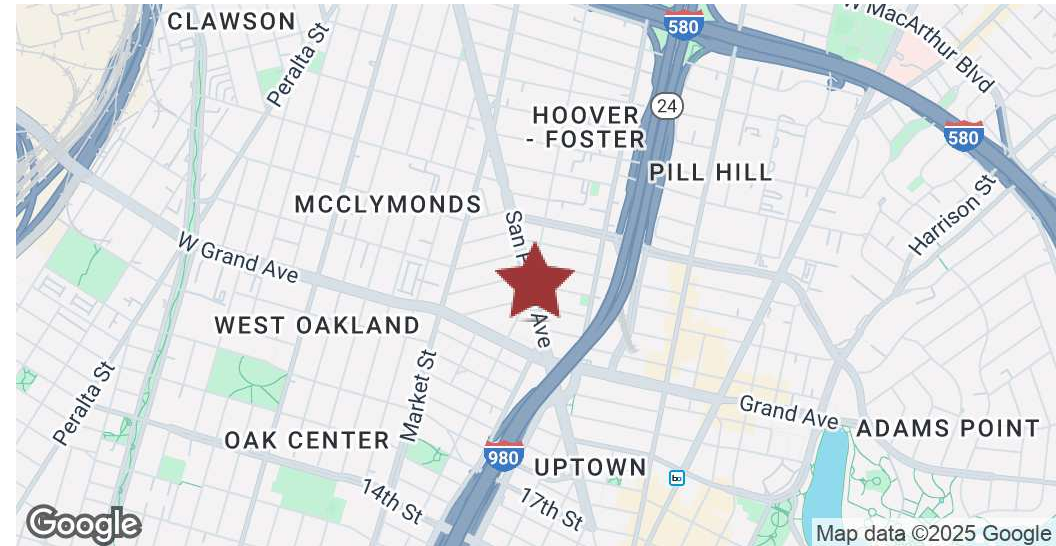


OAK TREE
PROPERTY GROUP
CAL DRE #02077996

FOR SALE | COMPLETELY RENOVATED 23 UNITS (22 SRO & 1 LARGE COMMERCIAL)

2327 SAN PABLO AVENUE

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OFFERING SUMMARY

Price:	\$1,395,000
Price Per Unit:	\$60,652
Lot Size:	2,500 SF
Price / SF:	\$195
Cap Rate:	8.3%
GRM:	4.92
Renovated:	2020

PROPERTY OVERVIEW

Qualified investors are offered the rare opportunity to purchase or master lease 2327 San Pablo Avenue in Oakland, California. This fully renovated commercial property includes 22 single-room occupancy (SRO) units and one large retail space, making it an ideal asset for both local and regional investors seeking long-term income and value growth in a high-demand market. Extensive recent upgrades include new dual-pane windows, roof coating, major structural stabilization, remodeled bathrooms, a full fire sprinkler system with fire doors and a fire escape, upgraded copper plumbing with pressure relief valves, sewer lateral compliance, keyless entry hardware throughout, new LED lighting, modern heaters, and CAT6 and coaxial data lines installed in every unit.

Seller financing is available at 6.5% interest-only with no points, providing attractive terms and lowering upfront costs for qualified buyers. Alternatively, a master lease structure is available, offering operational control without full acquisition. With a motivated seller and a turnkey asset in a strategic Oakland corridor, 2327 San Pablo Avenue presents a compelling opportunity to secure a stabilized, income-generating property with substantial capital improvements and strong upside potential.



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INVESTMENT OVERVIEW

	SALE
Price	\$1,395,000
Price per Unit	\$60,652
Price per SF	\$195
CAP Rate	8.3%
GRM	4.92
Cash-on-Cash Return (yr 1)	8.43%
Total Return (yr 1)	\$61,636
Debt Coverage Ratio	1.89

OPERATING DATA

	SALE
Gross Scheduled Income	\$283,800
Other Income	-
Total Scheduled Income	\$283,800
Vacancy Cost	\$19,866
Gross Income	\$263,934
Operating Expenses	\$148,160
Net Operating Income	\$115,773
Pre-Tax Cash Flow	\$54,377

FINANCING DATA

	SALE
Down Payment	\$645,000
Loan Amount	\$750,000
Debt Service	\$61,396
Debt Service Monthly	\$5,116
Principal Reduction (yr 1)	\$7,259



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INCOME SUMMARY

SALE

GROSS INCOME

\$263,934

EXPENSE SUMMARY

SALE

PG&E (\$25/Unit/Month)

\$10,080

EBMUD (\$65/Unit/Month)

\$18,720

Garbage (\$40/Unit/Month)

\$11,040

Insurance

\$15,000

Property Taxes 1.2603%

\$18,904

Property Taxes: Special Assesments

\$7,661

Maintenance & Repairs (\$650 Per Unit)

\$15,600

Replacement Reserves (\$250 Per Unit)

\$6,000

Cleaning & Janitorial (\$1250 Per Month)

\$15,000

Pest Control (\$30/Unit/Month)

\$8,640

Management Fee 5%

\$16,560

Business License

\$4,954

GROSS EXPENSES

\$148,160

NET OPERATING INCOME

\$115,773



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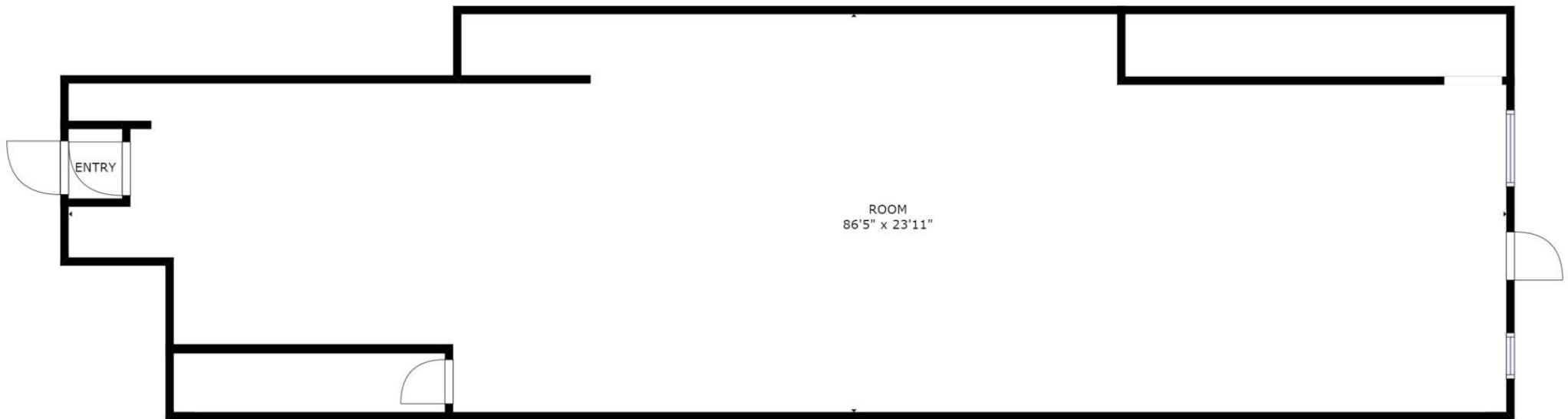
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GROUND FLOOR - COMMERCIAL + RESIDENTIAL COMMON AREA

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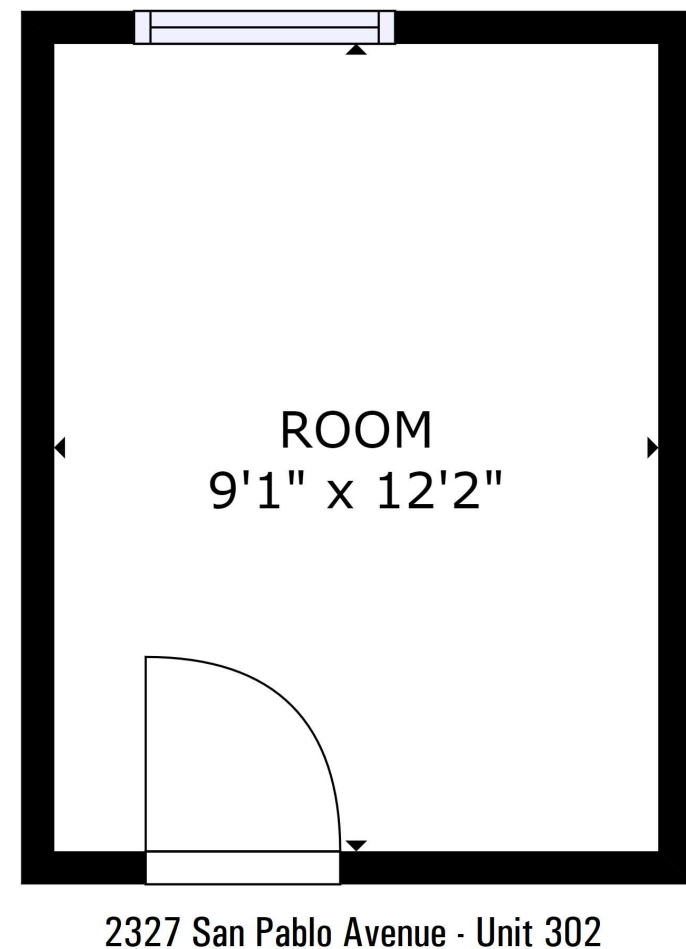
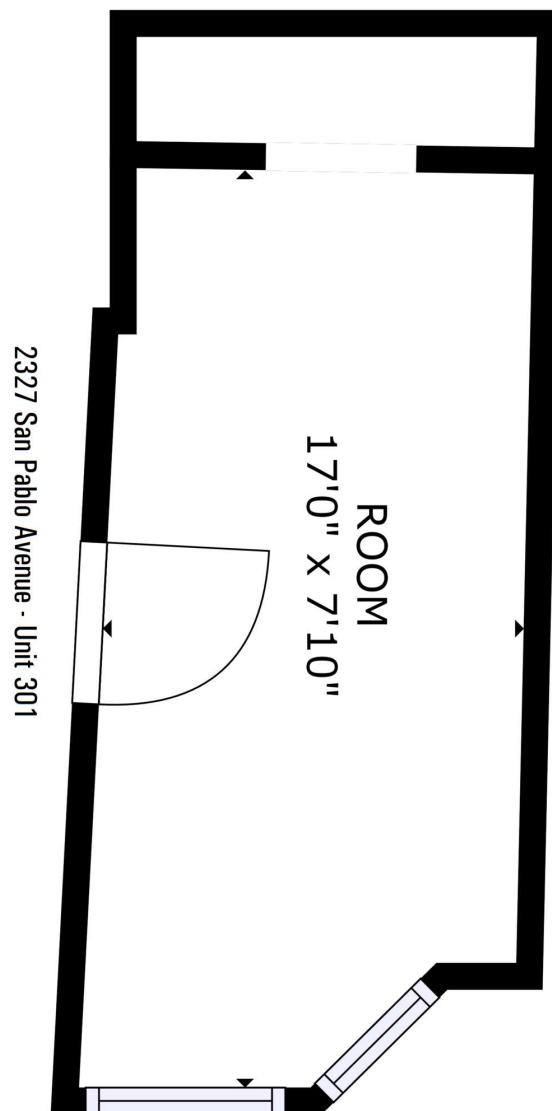
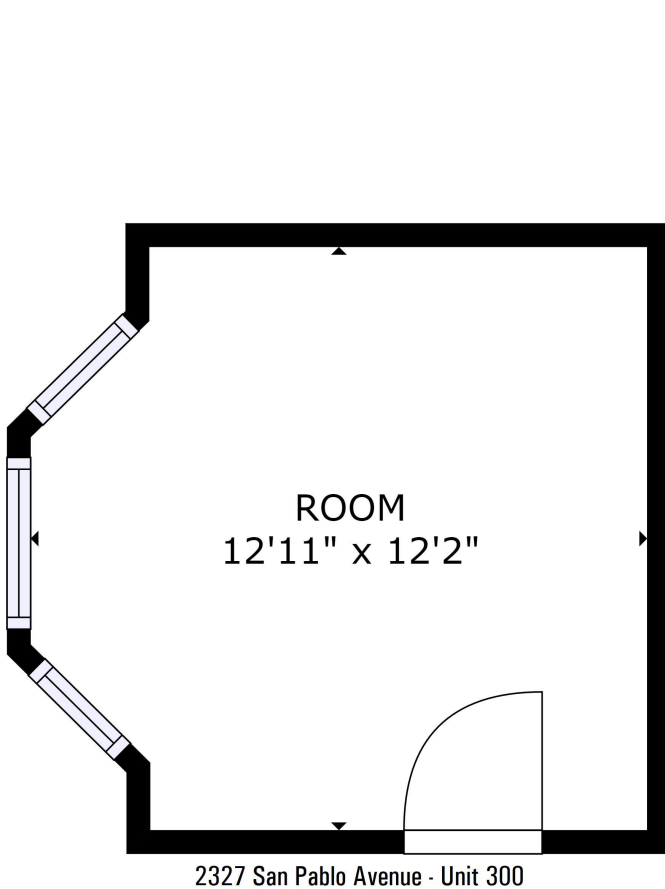


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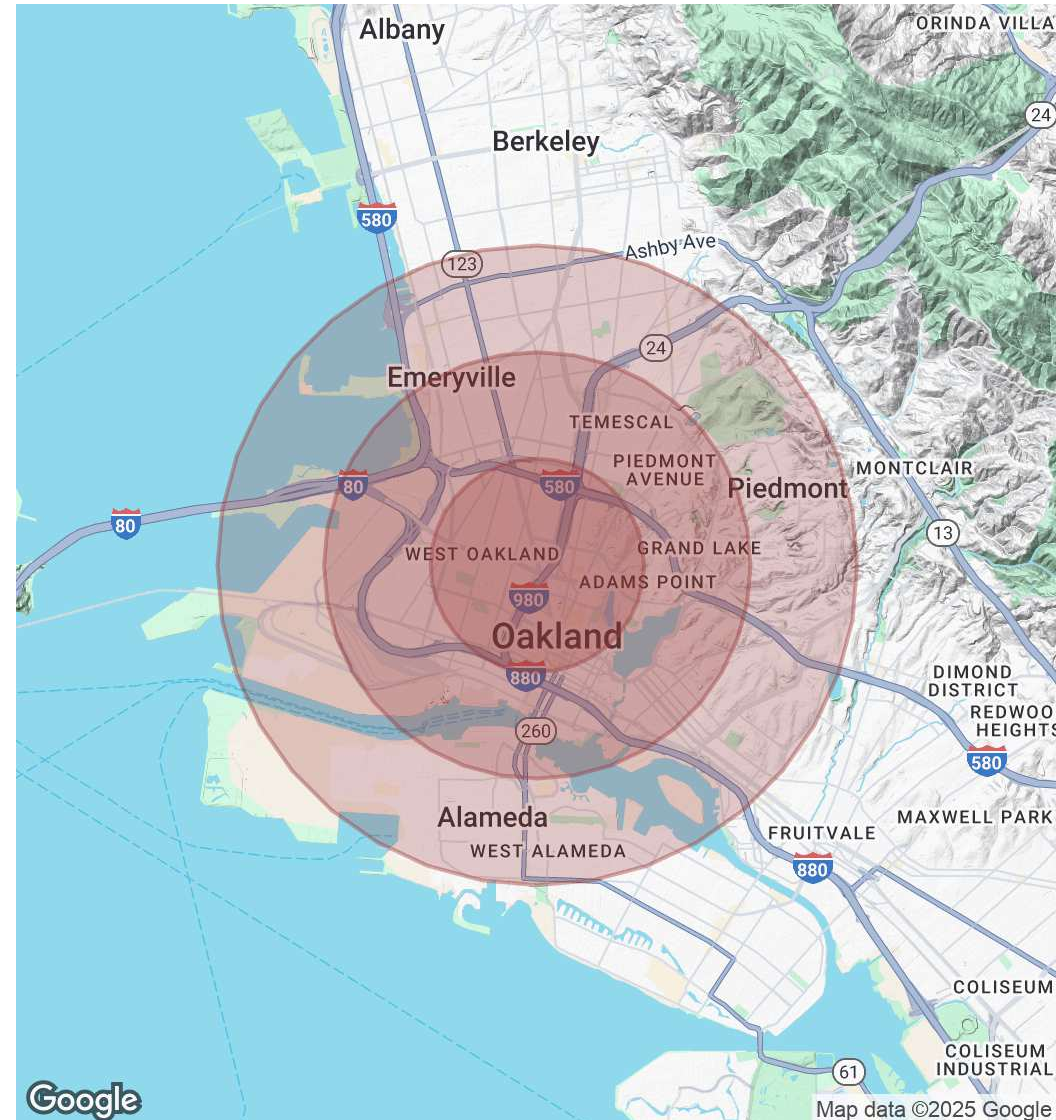
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	34,746	121,342	230,619
Average age	37.8	37.5	37.4
Average age (Male)	36.0	36.3	36.6
Average age (Female)	38.1	38.0	38.1
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	16,781	62,710	111,164
# of persons per HH	2.1	1.9	2.1
Average HH income	\$41,099	\$57,699	\$70,308
Average house value	\$426,101	\$491,452	\$618,749

** Demographic data derived from 2020 ACS - US Census*



Map data ©2025 Google



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