



**VALUE ADD OPPORTUNITY CENTRALLY LOCATED NEAR
HIGHLAND HOSPITAL & SAN FRANCISCO BAY AREA**

3203 14TH AVE. | OAKLAND, CA 94602



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DISCLAIMER:

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INVESTMENT SUMMARY

AiCRE Partners is pleased to exclusively offer for sale a compelling value-add multifamily investment opportunity in the heart of Oakland's East Bay, strategically positioned adjacent to Highland Hospital and minutes from Downtown Oakland. The property benefits from excellent central location fundamentals, offering convenient access to major employment centers, public transit, and regional connectivity, including a short commute across the Bay Bridge to San Francisco. The surrounding area is characterized by dense residential neighborhoods, strong renter demand, and proximity to major medical, institutional, and urban employment drivers that support long-term housing stability.

PRICE \$1,350,000

CAP RATE 6.7%

GRM 8.88%

NOI \$90,647

PRICE PER SF ±\$210

ADDRESS 3203 14th Ave.
Oakland, CA 94602

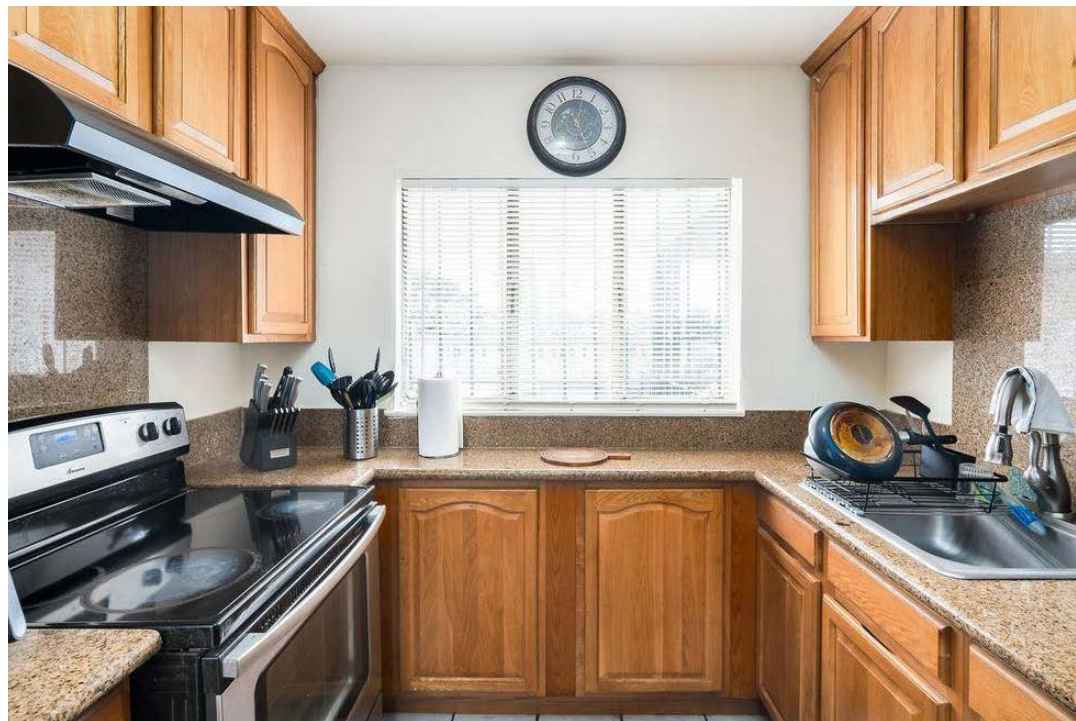
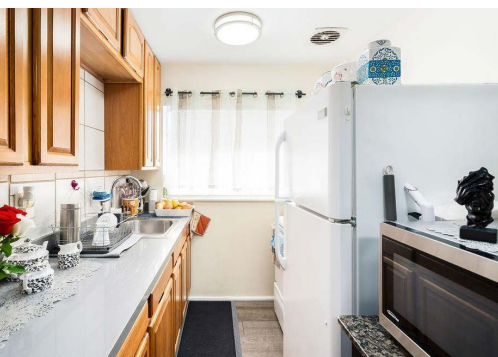
COUNTY Alameda

BUILDING AREA 6,422 SF

LAND AREA 5,600 SF

YEAR BUILT 1956





INVESTMENT HIGHLIGHTS

- Listed at a 6.7% Cap Rate with a solid upside in rents.
- GRM - Gross Rent Multiplier: 8.88%
- Located next to Highland Hospital in Oakland.
- 11 miles to downtown San Francisco
- Easy access to Highway 580 on/off ramps
- Value add opportunity

BEAUMONT AVE

14TH AVE

32ND ST

FINANCIAL SUMMARY

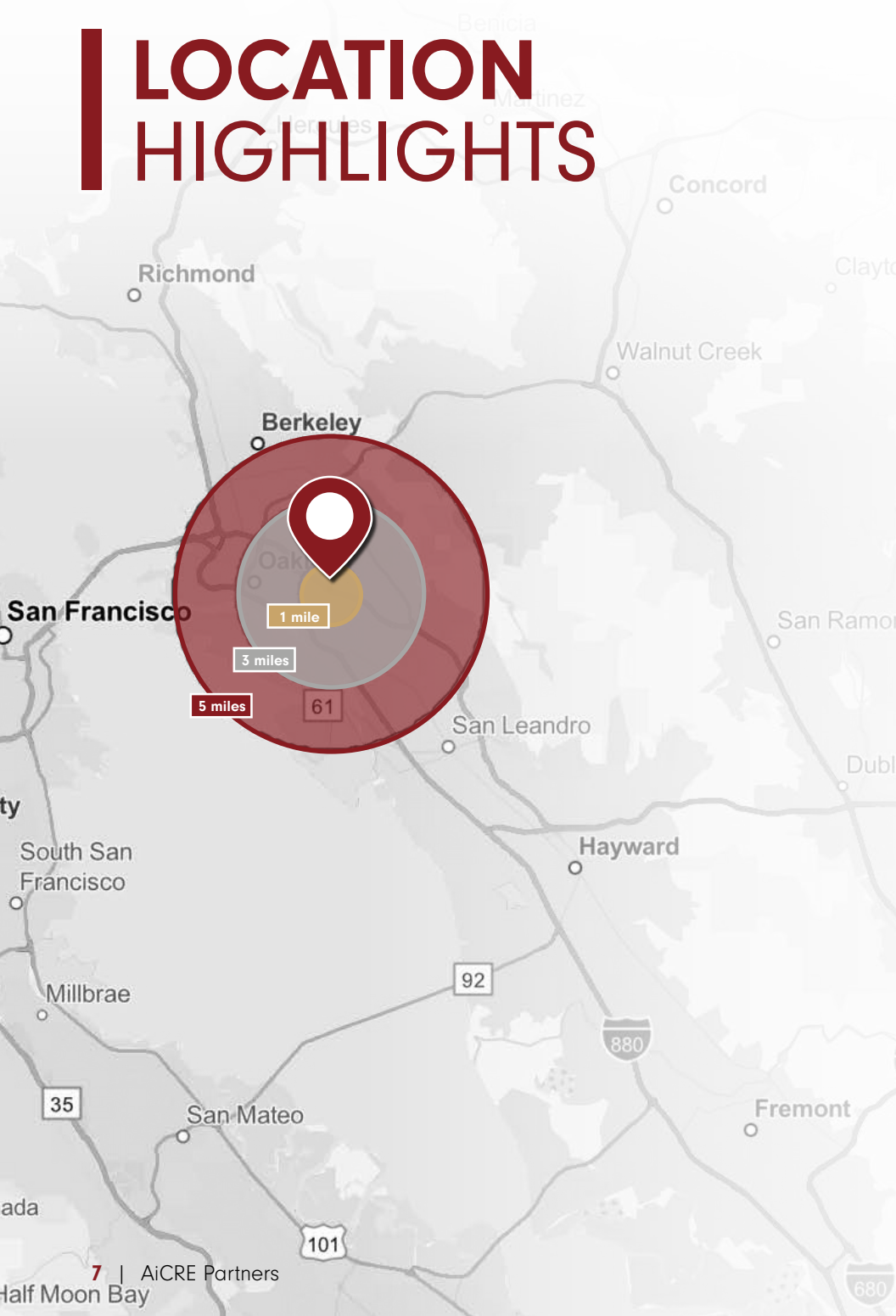
RENT ROLL MONTHLY (CURRENT)			PROFORMA
UNIT 1	(2/1)	\$1,800	\$1,800
UNIT 2	(2/1)	\$1,409	\$1,600
UNIT 3	(1/1)	\$1,346	\$1,500
UNIT 4	(1/1)	\$1,356	\$1,500
UNIT 5 (VACANT)	(1/1)	\$1,500	\$1,500
UNIT 6	(1/1)	\$1,017	\$1,500
UNIT 7	(1/1)	\$1,132	\$1,500
UNIT 8	(1/1)	\$1,432	\$1,500
UNIT 9	(1/1)	\$1,566	\$1,566
TOTAL		\$12,558	\$13,966
ANNUAL RENTS		\$150,696	\$167,592
ANNUAL LAUNDRY INCOME		\$1,200	
ANNUAL GROSS INCOME TOTALS		\$151,896	

2024 OWNERS ANNUAL EXPENSES	
MAINTANANCE/REPAIRS	\$2,500
EBMUD (WATER)	\$7,480
GARBAGE	\$7,778.88
PG&E	\$2,937
PROPERTY TAX	\$23,400
INSURANCE	\$14,400.00
LICENSING FEES	\$2,753
EXPENSE TOTAL	\$48,191
NET OPERATING INCOME	\$90,647

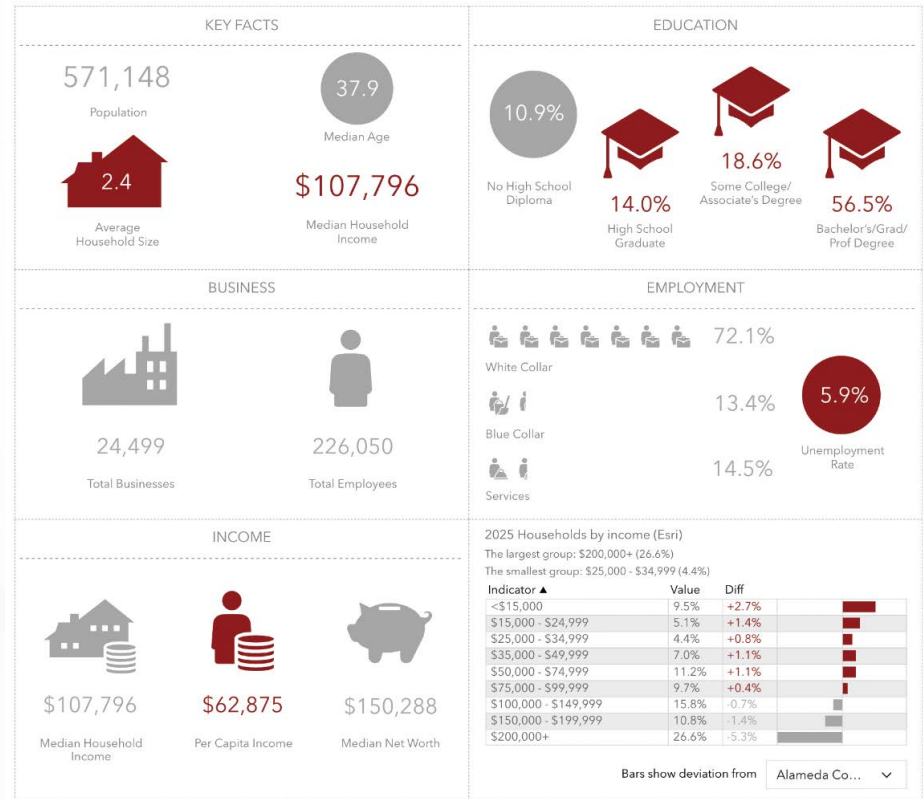
UPDATES
BACK STAIRWELL REPLACED 2024
REPAVEMENT OF GARBAGE AREA 2024
WATER HEATER REPLACED 2024
UNIT #4 PARTIAL REMODEL 11/25
UNIT #5 FULL REMODEL 11/25

Engineering Services Contractor is LEET Construction Corporation. LEET completed engineering services report and submitted a Soft Story Design plan to the City of Oakland in 2024. The plan was approved and permitted on 10/20/24 [Permit #B2403851] Pending work completion.

LOCATION HIGHLIGHTS



5 MILE SUMMARY



2025 SUMMARY	1 MILE	3 MILES	5 MILES
Population	48,917	316,235	571,148
Households	18,626	130,045	223,554
Families	10,656	65,904	115,852
Average Household Size	2.59	2.34	2.43
Owner Occupied Housing Units	7,553	46,830	86,303
Renter Occupied Housing Units	11,073	83,215	137,251
Median Age	39.8	39.6	37.9
Median Household Income	\$96,243	\$107,178	\$107,796
Average Household Income	\$150,298	\$158,990	\$159,920



OAKLAND CALIFORNIA

Oakland, California is a dynamic and rapidly evolving urban market that continues to attract residents, businesses, and investors alike. As the largest city in the East Bay and a key economic hub of the San Francisco Bay Area, Oakland boasts a diverse economy driven by technology, healthcare, transportation, and creative industries. Its strategic location adjacent to San Francisco—just a short commute across the Bay Bridge—makes it a preferred choice for renters and employees seeking relatively more affordable housing with convenient access to one of the nation's largest job markets.

The city's population growth and urban revitalization initiatives have fueled strong demand for multifamily housing, making Oakland one of the Bay Area's most resilient and attractive rental markets. Over the past decade, Oakland has experienced sustained population and job growth, bolstered by significant infrastructure investments, transit improvements, and major redevelopment projects across neighborhoods like Uptown, Jack London Square, and the thriving Downtown core. This growth has driven increasing rental rates and reduced vacancy levels, creating a favorable environment for multifamily investors seeking income stability and appreciation potential.

Oakland's commitment to innovation and diversity is evident in its expanding technology sector and growing healthcare industry, anchored by institutions such as Kaiser Permanente and the University of California, Berkeley nearby. The city also benefits from a young, educated workforce, a rising number of startups, and proximity to major corporate headquarters throughout the Bay Area. These factors support a broad and resilient renter base, including professionals, students, and families, underpinning consistent housing demand across a range of income levels.

I-880 | 103,000 VPD




EUROPEAN WAX CENTER





SAFEWAY











I-580 | 110,963 VPD























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