

1538-1550 E 12TH ST
OAKLAND, CA 94606

OFFERING
MEMORANDUM

AVAILABLE FOR SALE

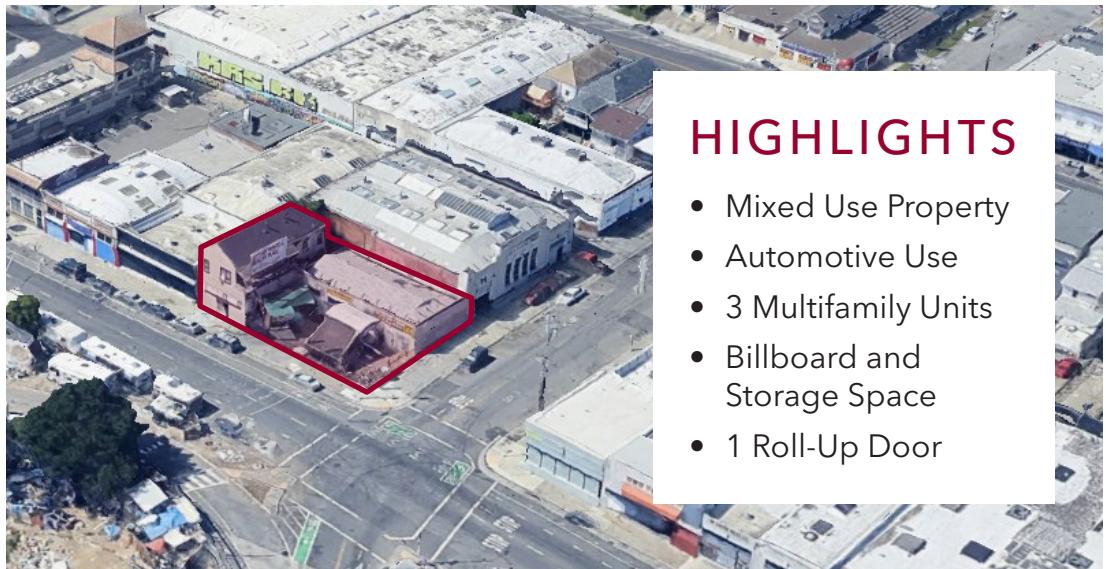


PROPERTY SUMMARY

CALL FOR PRICE

ADDRESS	1538-1550 E 12th St, Oakland, CA
APN	20-114-12-2 & 20-114-12-3
BUILDING SIZE	5100 SF*
LOT SIZE	6500 SF*
ZONING	CIX-2

*Buyer to independently verify



HIGHLIGHTS

- Mixed Use Property
- Automotive Use
- 3 Multifamily Units
- Billboard and Storage Space
- 1 Roll-Up Door

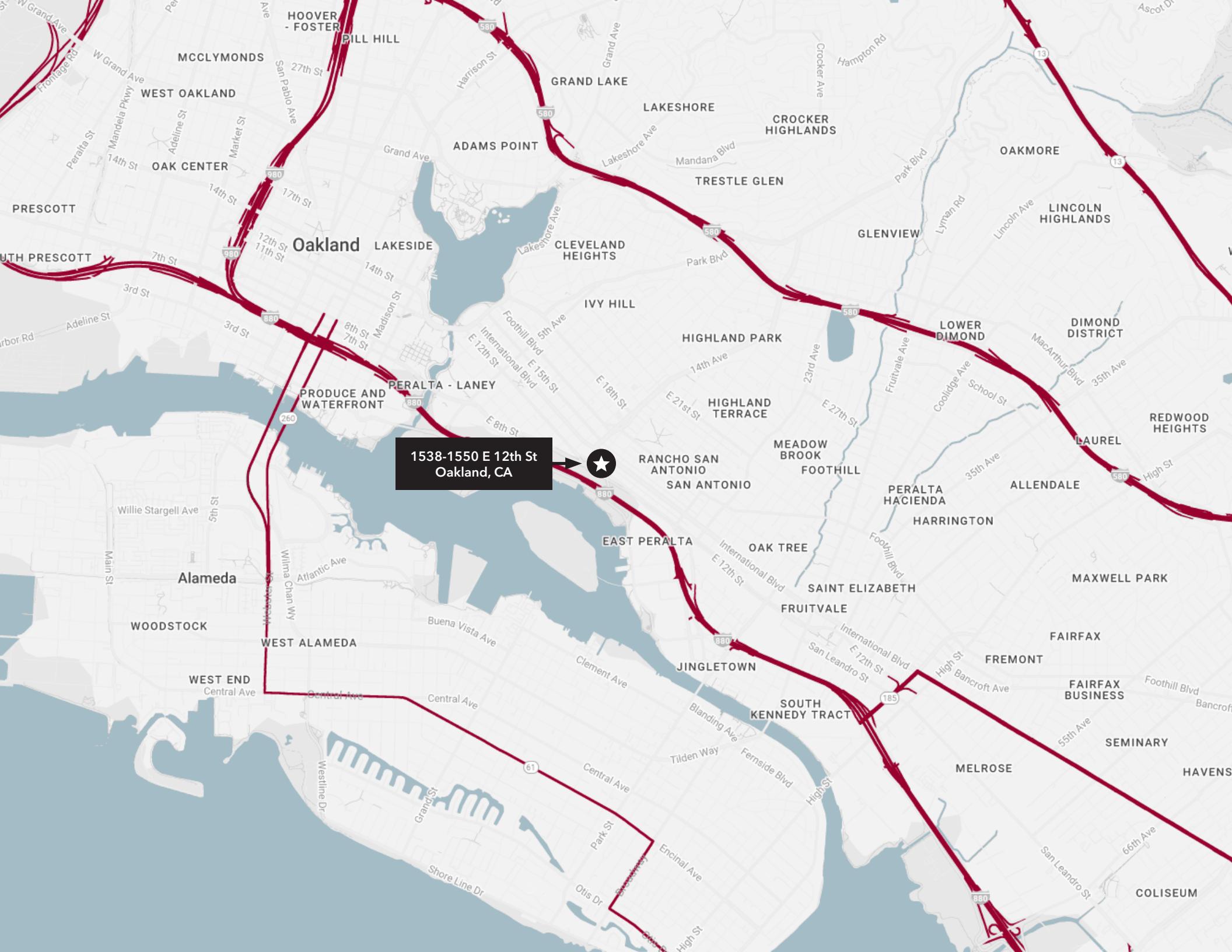


FINANCIAL SUMMARY

RENT ROLL

BUILDING SECTION	SQ. FT.	CURRENT RENT/MO	CURRENT RENT/SF	PRO-FORMA MONTHLY INCOME	PRO-FORMA RENT/SF	LEASE TYPE
Storage Space	700	-	-	\$1,000.00	\$1.33	Gross
Apt 1	700	\$650.00	\$0.87	\$1,800.00	\$2.40	Gross
Apt 2	700	\$1,000.00	\$1.33	\$1,800.00	\$2.40	Gross
Apt 3	700	\$1,000.00	\$1.33	\$1,800.00	\$2.40	Gross
Warehouse	2,300	\$1,500.00	\$0.63	\$3,000.00	\$1.25	Gross
Billboard	N/A	\$100.00	-	\$1,000.00	-	Gross
TOTAL		\$4,250.00		\$10,400.00		





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