

FOURPLEX LOCATED IN NOBE DISTRICT

FOR SALE

1089 Stanford Ave
Oakland, CA



SALE PRICE
\$1,188,888
(\$297,222/Unit)



BUILDING SIZE
± 2,620 SF



LOT SIZE
± 2,992 SF
± 0.069 acres



APN
15-1305-20-4



YEAR BUILT
1924
(Renovated 2018)



FOURPLEX
(4 units all
1bed/1bath)

THE IVY GROUP

Commercial Properties, Above & Beyond

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CA DRE #01784630

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the property located at 1089 Stanford Ave, Oakland, CA ("Property").

This Memorandum contains selected information pertaining to the Property and is unintended to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and The Ivy Group ("TIG"). Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form.

These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither TIG nor any of their respective directors, officers, or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owners expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owners shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owners and any conditions to the Owners' obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owners or TIG. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owners or TIG.

HIGHLIGHTS

FOURPLEX LOCATED
IN NOBE DISTRICT
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EXCEPTIONAL FOUR UNIT INVESTMENT OPPORTUNITY IN PRIME NOBE NEIGHBORHOOD IN OAKLAND, CA

The Ivy Group is proud to present an outstanding opportunity to acquire a well-located four-unit multifamily property in the highly desirable NOBE (North Oakland, Berkeley, Emeryville) neighborhood of Oakland, California.

Situated in a thriving and walkable area, the property offers unparalleled access to top-tier amenities, including premier shopping, acclaimed dining, major transportation corridors, and excellent schools...making it a prime location for both tenants and investors.

THIS TWO-STORY BUILDING FEATURES:

- Four spacious 1bed/1bath units, each with private deck and wall furnace
- A fenced yard offering enhanced privacy and security
- Separate electric and gas meters for each unit, simplifying utility management
- Three units have been tastefully remodeled, providing immediate rental upside, while the remaining unit offers a value-add opportunity for investors seeking to maximize returns by bringing rents to market rate.
- Unit D: all appliances replaced
- Water main to the property is new

Whether you're completing a 1031 Exchange or looking to expand your portfolio with a strong performing asset, this property offers a rare blend of stability, location, and future appreciation in one of the Bay Area's most dynamic multifamily markets.

Take advantage of this opportunity to own a prime asset in one of Oakland's most sought-after neighborhoods.

Building Size	± 2,620 SF
Lot Size	± 2,992 SF (± 0.069 acres)
Type	Quadruplex (4 units all 1bed/1bath)
Paid by Owner	Garbage (waste management, recycling, greens), water/sewer
Paid by Tenants	Electricity, gas, internet, phone
Utilities	All units separately metered for electric
Year Built	1924 (renovated 2018)
APN	15-1305-20-4



				ACTUAL		PROFORMA	
ADDRESS	BED/BATH	SIZE	STATUS	AMOUNT (\$/SF)	TOTAL AMOUNT	AMOUNT (\$/SF)	TOTAL AMOUNT
INCOME							
Unit A	1bed/1bath	± 655	Remodeled	\$10.69	\$28,008.00	\$11.47	\$30,060.00
Unit B (section 8, Berkeley)	1bed/1bath	± 655	Remodeled	\$9.57	\$25,080.00	\$10.33	\$27,060.00
Unit C (section 8, Oakland)	1bed/1bath	± 655	Remodeled	\$9.92	\$25,992.00	\$10.69	\$27,996.00
Unit D	1bed/1bath	± 655	Long term tenant	\$6.22	\$16,296.00	\$9.62	\$25,200.00
TOTAL Income (Monthly)					\$7,948.00		\$9,193.00
TOTAL Income (Annually)					\$95,376.00		\$110,316.00
EXPENSES							
Property Taxes				\$0.55	\$17,183	\$0.47	\$14,861
Insurance (property + liability)				\$0.13	\$4,134	\$0.14	\$4,341
Water + sewer				\$0.09	\$2,905	\$0.10	\$3,050
Electricity & Gas				\$0.02	\$753	\$0.03	\$791
Garbage (waste management, recycling)				\$0.09	\$2,933	\$0.10	\$3,080
Gardener				\$0.04	\$1,200	\$0.04	\$1,260
Biz License Tax (13.75%/\$1,000)				\$0.14	\$4,482	\$0.15	\$4,706
TOTAL Expenses (Monthly)					\$2,799		\$2,674
TOTAL Expenses (Annually)					\$33,590		\$32,088
NET OPERATING INCOME (NOI)					\$61,786.00		\$78,227.55
CAP RATE					5.20%		6.58%
VALUE					\$1,188,888		\$1,188,888
		Price/SF	Price/Unit				
Building Size (SF)	2,620	\$454	\$297,222				
Lot Size (SF)	2,992	\$397					

PROPERTY AERIAL

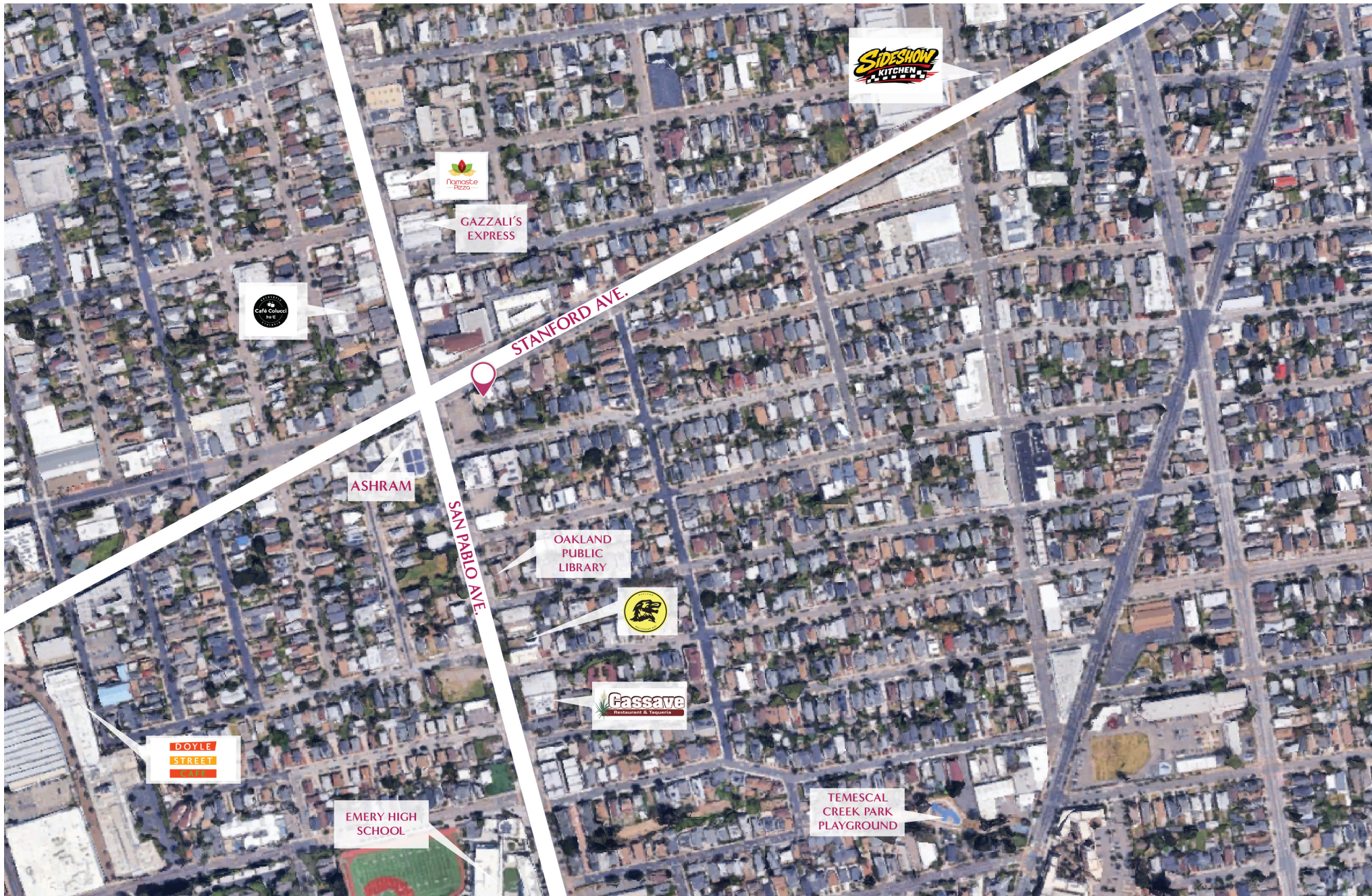
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AMENITY MAP

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CONTACT EXCLUSIVE AGENT
FOR DETAILS AND TOUR

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Acquisition | Disposition | Leasing