

# Property Details

**1855 Oak Park Blvd Pleasant Hill, CA 94523**

- 3 Units
- 1965 Year Built
- 3,375 Square Feet
- \$1,350,000 Asking Price
- \$400 Per Square Foot
- \$450,000 Per Unit
- **\$4,795 Rent Per Month**
- \$1,600 Current Average Rent Per Unit
- 2 Bedrooms – Each Unit
- 1 Single Story Unit has 1-Bath
- 2 Two Units have 1-1/2 Baths
- 2023 New Roof in 2023
- \$2,950 HUD Rents – See HUD Payment Standards, dated 10-01-24

## **CURRENT LANDLORD EXPENSES – Averages Per Month For 2024**

- \$77 PGE
- \$184 Trash
- \$185 Water
- \$130 Insurance
- \$576 Approximate Monthly Expenses

All 3 Tenants have lived here between 10 and 15-years

AREA – this is next to Poets Corner – homes in this area run \$1-million to \$2.5-million

Property Inspection and Pest Control Reports Available

**REMAX Accord DRE #'s 01491373 and # 01385083**  
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