

FOR SALE > MIXED USE
7201-7215 International Blvd
OAKLAND CA 94621



Frederick Kuo

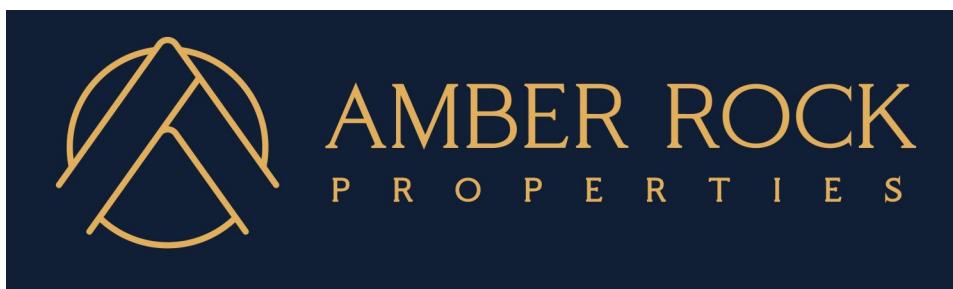
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Amber Rock Properties believes this information to be correct but has not verified this information and assumes no legal responsibility for its accuracy. It is the buyer's responsibility to investigate any and all issues to their satisfaction.

PROPERTY OVERVIEW

Amber Rock Properties, as exclusive broker, is pleased to present the opportunity to acquire 7201-7215 International Blvd. Located on a highly trafficked corner lot on International Blvd only a block away from Hegenberger Rd, the property is centrally located within minutes from the Coliseum, Oakland Airport and I-880 and I-580 freeways.

The 7518 sf building features and is subdivided into three commercial units and one residential unit. The fenced yard in the back offers substantive space for parking.

The high traffic location offers unbeatable visibility as it offers unparalleled street frontage on one of the most trafficked corridors in Oakland.

KEY LISTING INFORMATION

- Offered at \$1,099,000
- 7.3% (5.7% actual with vacancy) Pro Forma Cap Rate per owner
- 7376 sf building size
- Large fenced yard
- Approximately 100 feet of street frontage
- Large lot 14,818 sf
- Corner lot on highly trafficked International Blvd
- One block away from the Hegenberger intersection
- Easy access to I-880 and I-580
- Close proximity to Airport, Coliseum, BART and Amtrak stations

INCOME INFORMATION

Rent Roll	
Tenant	Rent
Large Kitchen	\$7,200
Small Kitchen	\$2,100
Cell Phone Shop	\$2,150
Apartment	\$2,600
Monthly Rental Revenue	\$14,050

Profit and Loss	
Gross Rental Revenue	\$168,600.00
Property Tax	\$20,247.00
Utilities	\$52,800.00
Insurance	\$9,000.00
Maintenance	\$6,000.00
Approximate Net Profit	\$80,553.00
Potential Vacancy Loss (10%)	\$16,860.00
Estimated Cap Rate	5.70%

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