

FOR SALE | PRIDE OF OWNERSHIP TRIPLEX

2105 48TH AVENUE

OAKLAND, CA 94601

OFFERED AT \$999,000 | 3 UNITS



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**COMMERCIAL
PROPERTY
GROUP**

STEPHEN PAGONES

CalDRE #01760998
510.255.2248
sp@recpg.com

MICHAEL PAGONES

CalDRE #01749383
510.301.3557
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**OAK TREE
PROPERTY GROUP**

CAL DRE #02077996



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OFFERING SUMMARY

Building Size:	3,356 SF
Lot Size:	4,700 SF
Price / SF:	\$297
Year Built:	1965

PROPERTY HIGHLIGHTS

- (1) Large 3BR/2BA with backyard
- (2) 2BR/1BA units
- Parking: 2:1 ratio, garage + tandem spaces per unit
- On-site laundry
- Renovated interiors: upgraded floors, newer kitchens, upgraded baths
- Dual-pane windows & newer exterior paint

UNIT NUMBER	UNIT BED	UNIT SIZE (SF)	CURRENT RENT	MARKET RENT	MARKET RENT/SF
48TH A - Renovated	3	1,210	\$2,395	\$2,650	\$2.19
48TH B - Renovated	2	968	\$2,100	\$2,000	\$2.07
48TH C - Renovated	2	861	\$2,140	\$2,000	\$2.32
TOTALS/AVERAGES		3,039	\$6,635	\$6,650	\$2.19



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