

3707 Laguna Ave

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2568 SCENIC AVE, OAKLAND, CA 94602



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NAINORCAL.COM

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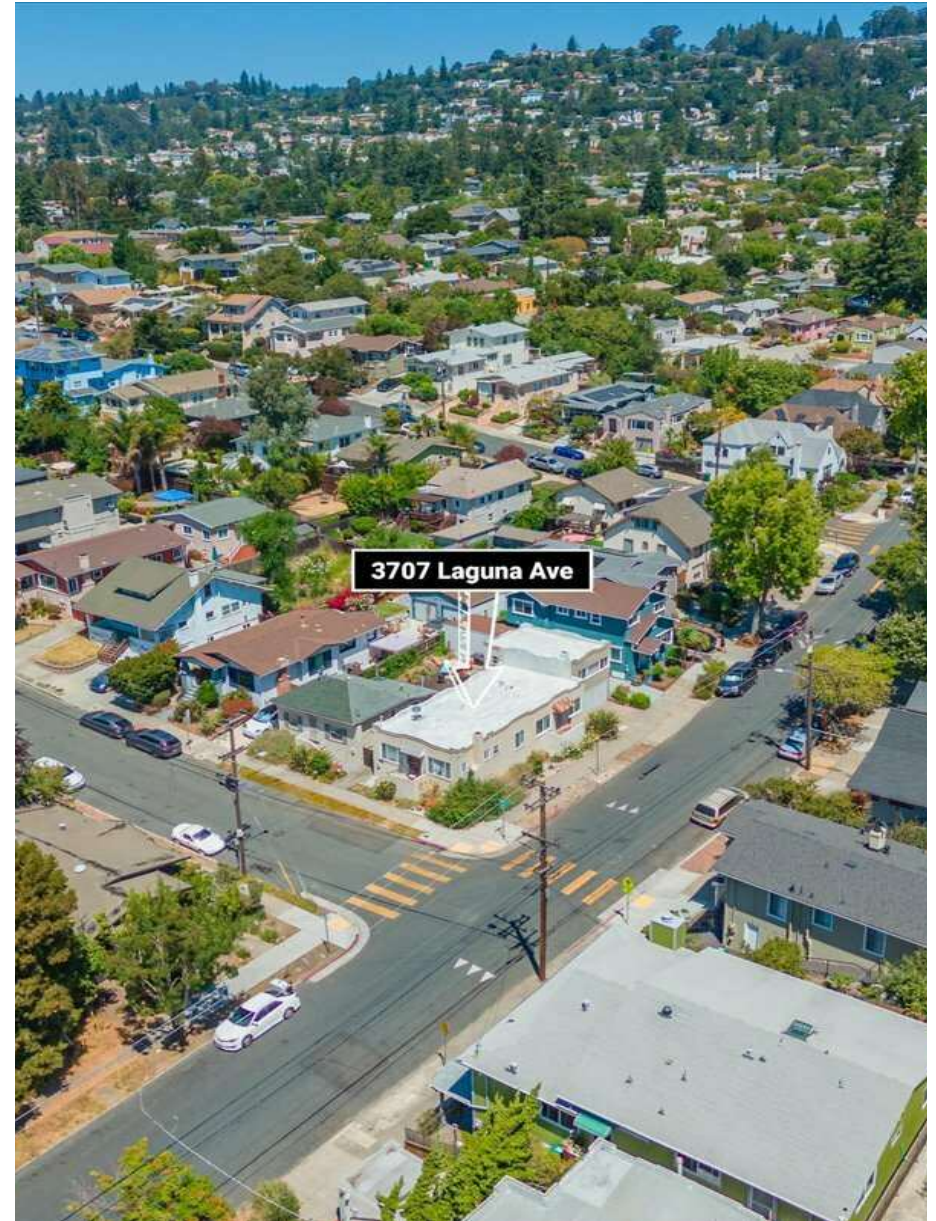
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SECTION 1

Property Information

Executive Summary

SALE PRICE

\$1,100,000

BUILDING SIZE

2,225 SF

CAP RATE

6.03%

Other Details

Offering Price:	\$1,100,000
Price / Unit:	\$366,667
Price / SF:	\$494.38
Number of Units:	3
NOI:	\$66,322
Cap Rate:	6.03%
GRM:	11.56
Market GRM:	10.72
Market Cap Rate:	6.68
Building Size:	2,225 SF
Lot Size:	0.1 Acres
Year Built:	1924

Property Highlights

- Well maintained triplex in the desirable Dimond neighborhood of Oakland
- Two houses on one lot - versatile for owner occupancy or rental
- Well-maintained, turn-key property
- Separately metered for water, gas and electric
- Low operating expense with ease of maintenance
- Shared backyard for residents
- One EV charging station

Property Description



Property Description

Team Chappell is pleased to present 2568 Scenic Avenue: a charming triplex in the Dimond neighborhood of Oakland. Consisting of two buildings, one with 2 units and the other a standalone house. Built in 1924, the property has been well maintained with updated interiors as well as a community garden for the residents to enjoy. This versatile property, combined with its central location, makes it an attractive prospect for an investor seeking flexibility of either generating income from all three units or owner-occupying a unit while renting the other two.

Location Description

Located in the vibrant Dimond neighborhood of Oakland, this property is surrounded by an exciting array of amenities. Just steps away, residents can enjoy the serene beauty of Joaquin Miller Park or visit the Chabot Space & Science Center for a day of educational exploration. The local dining scene boasts an impressive variety of culinary experiences, from cozy cafes to upscale restaurants, offering something for every palate. With convenient access to public transportation and major thoroughfares, the area is ideal for multifamily and high-rise investors looking to capitalize on the dynamic Oakland market.

Additional Photos



Additional Photos

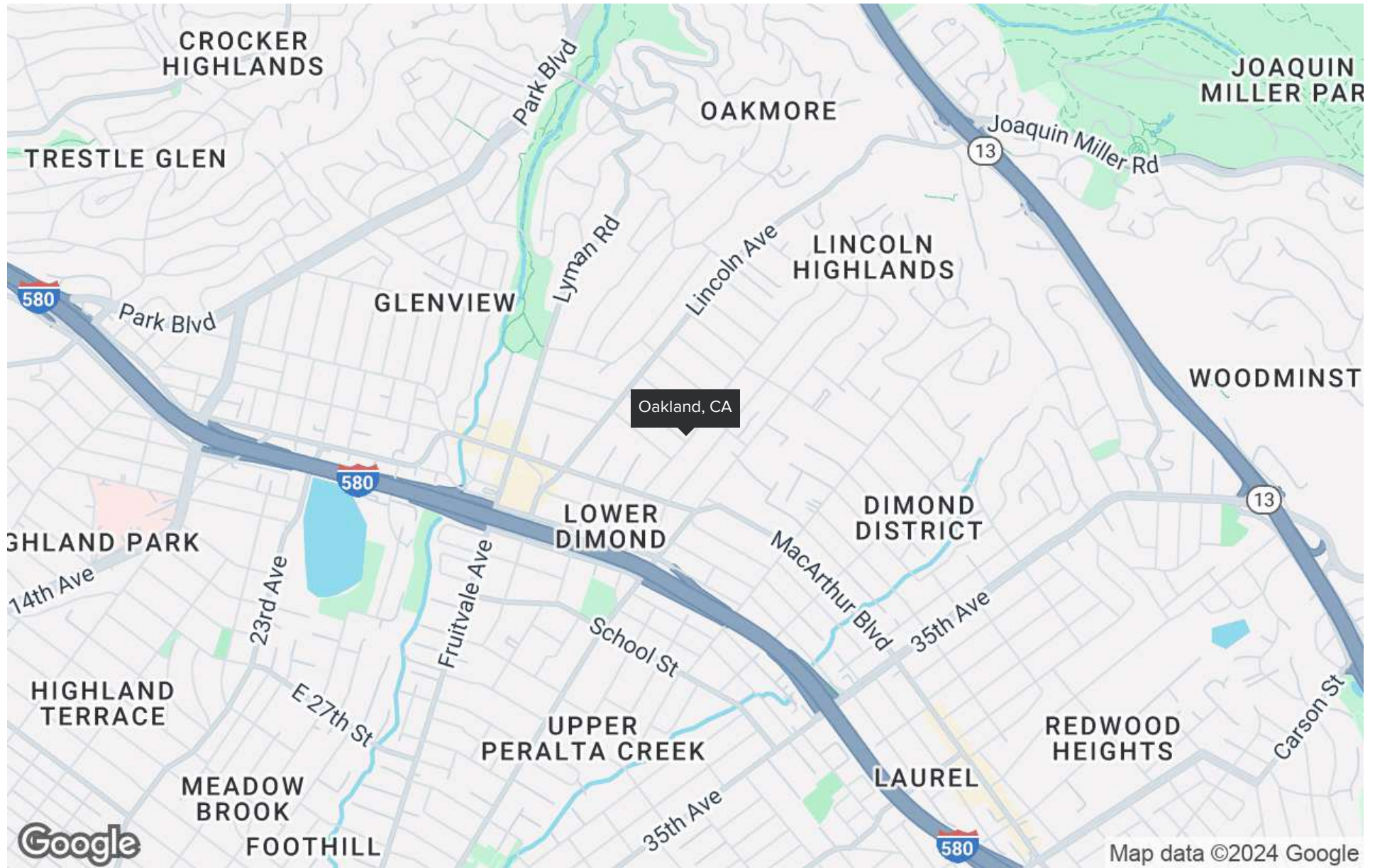




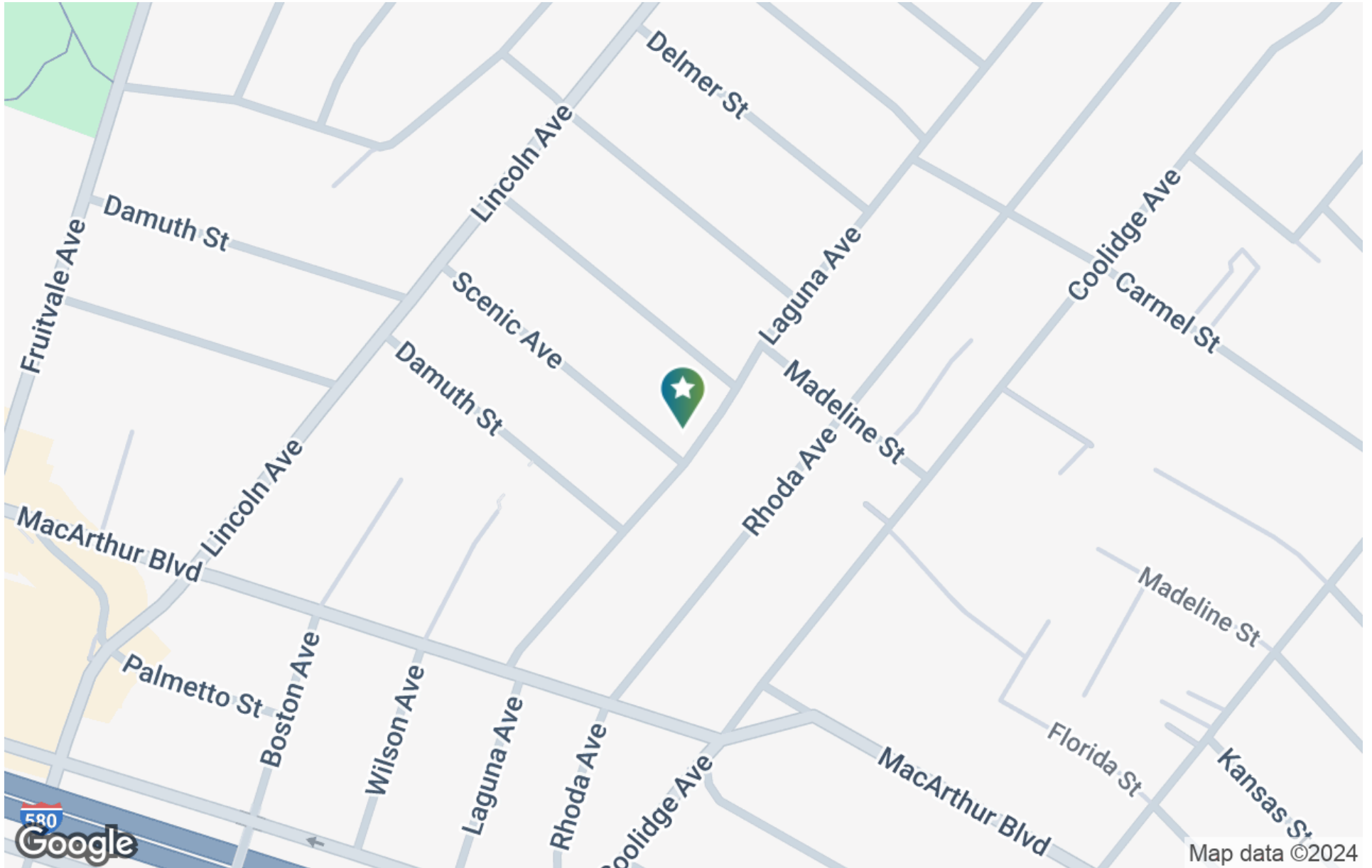
SECTION 2

Location Information

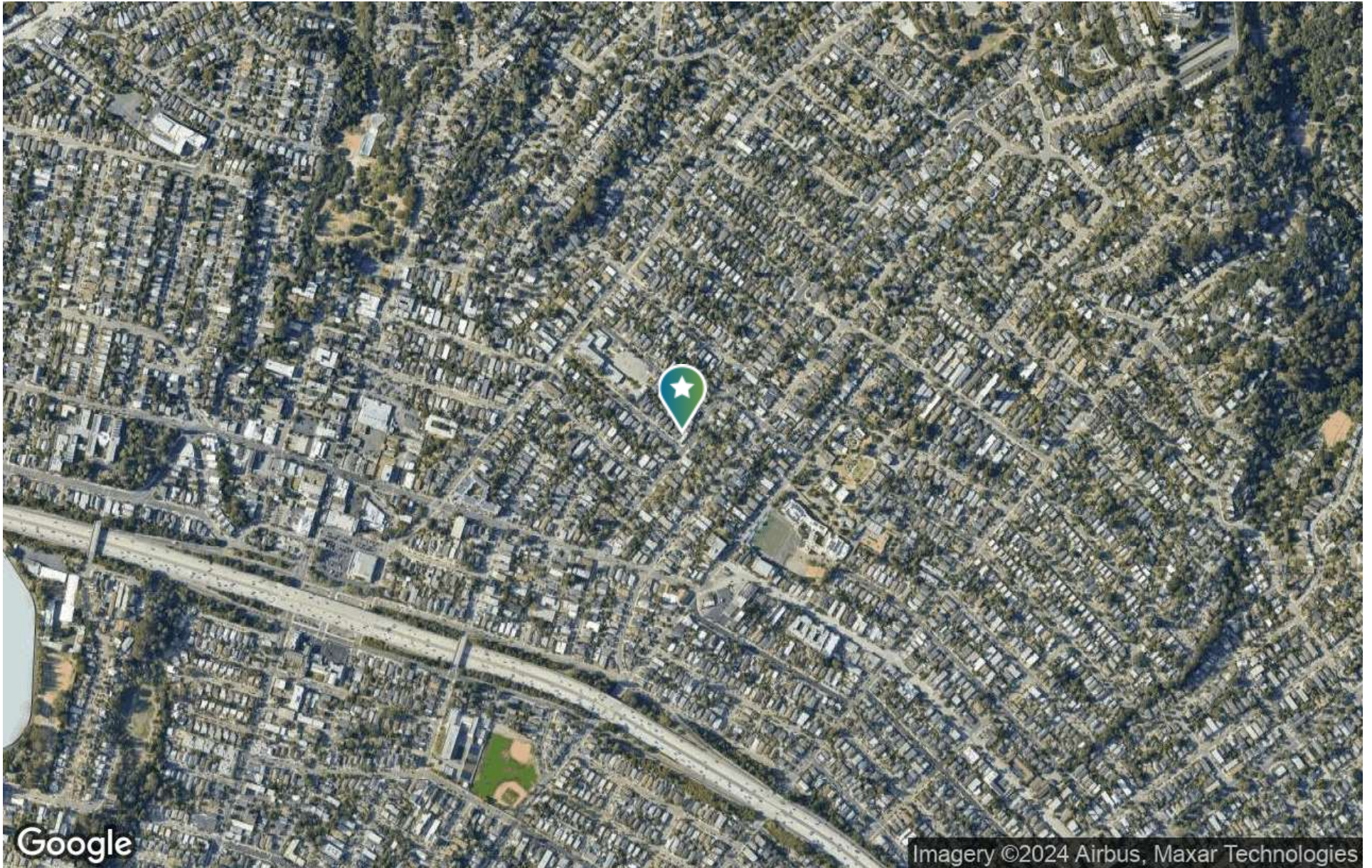
Regional Map



Location Map



Aerial Map



Google

Imagery ©2024 Airbus, Maxar Technologies



SECTION 3

Financial Analysis

Financial Summary

Investment Overview	Current	Market
Price	\$1,100,000	\$1,100,000
Price per Unit	\$366,666	\$366,666
GRM	11.56	10.72
CAP Rate	6.03%	6.68%
Cash-on-Cash Return (yr 1)	4.54 %	6.44 %
Total Return (yr 1)	\$26,964	\$34,169
Debt Coverage Ratio	1.35	1.5
Operating Data	Current	Market
Gross Scheduled Income	\$95,172	\$102,600
Other Income	-	-
Total Scheduled Income	\$95,172	\$102,600
Vacancy Cost	\$2,855	\$3,078
Gross Income	\$92,316	\$99,522
Operating Expenses	\$25,994	\$25,994
Net Operating Income	\$66,322	\$73,527
Pre-Tax Cash Flow	\$17,265	\$24,470
Financing Data	Current	Market
Down Payment	\$380,000	\$380,000
Loan Amount	\$720,000	\$720,000
Interest Rate	5.5%	5.5%
Debt Service	\$49,057	\$49,057

Financial Summary

Debt Service Monthly	\$4,088	\$4,088
Principal Reduction (yr 1)	\$9,699	\$9,699

Income & Expenses

Income Summary		Current	Market	
Rental Income		\$95,172	\$102,600	
Gross Income		\$95,172	\$102,600	
Fixed Expenses		% Of Gross Income	Current	Market
Property Taxes "1.3722 % of purchase price"		15.9%	\$15,094	\$15,094
Special Assessments "2023 - 24 Special Assessments"		3.2%	\$3,001	\$3,001
Insurance "Estimate"		4.2%	\$4,000	\$4,000
Total		23.2%	\$22,095	\$22,095
Operational Expenses		% Of Gross Income	Current	Market
Utilities "2023 Actual"		0.0%	\$40	\$40
Maintenance / Reserves "\$750/unit"		2.4%	\$2,250	\$2,250
Rent Board "\$101/ unit"		0.3%	\$303	\$303
Business Tax "1.395% of gross"		1.4%	\$1,306	\$1,306
Total		4.1%	\$3,899	\$3,899
Gross Expenses		27.3%	\$25,994	\$25,994
Net Operating Income		69.7%	\$66,322	\$73,527

Rent Roll

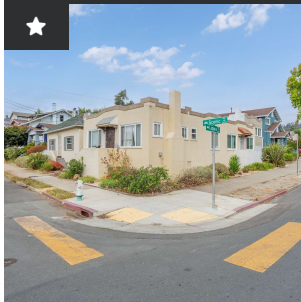
Unit Number	Unit Bed	Unit Bath	Unit Size (SF)	Current Rent	Current Rent (Per SF)	Market Rent	Market Rent/SF	Notes
2562 Scenic	2	1		\$2,450		\$2,700		
2568 Scenic	2	2		\$2,581		\$2,700		
3707 Laguna	2	1		\$2,775		\$3,000		
Laundry				\$125		\$150		
Totals/Averages			0	\$7,931		\$8,550		



SECTION 4

Sale Comparables

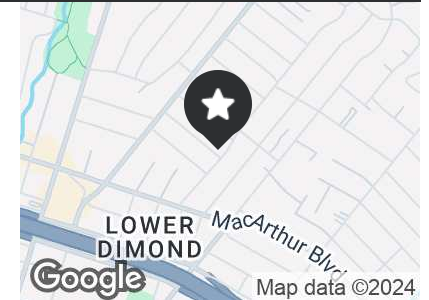
Sale Comparables



Subject Property

2568 Scenic Ave | Oakland, CA 94602

Sale Price:	\$1,100,000	NOI:	\$66,322	CAP:	6.03%
GRM:	11.56	Price / Unit:	\$366,667	No. Units:	3
Price PSF:	\$494.38	Building SF:	2,225 SF	Year Built:	1924



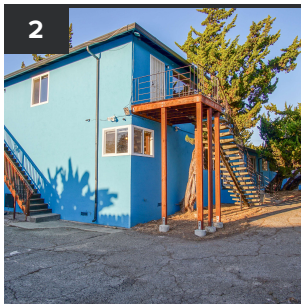
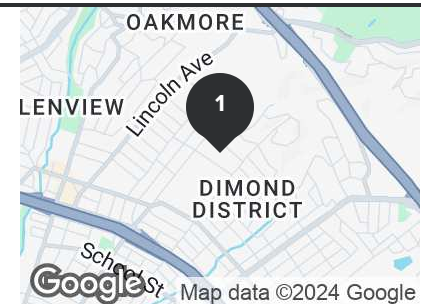
Team Chappell is pleased to present 2568 Scenic Avenue: a charming triplex in the Dimond neighborhood of Oakland. Consisting of two buildings, one with 2 units and the other a standalone house. Built in 1924, the property has been well maintained with updated interiors as well as a community garden for the residents to enjoy. This versatile property, combined with its central location, makes it an attractive prospect for an investor seeking flexibility of either generating income from all three units or owner-occupying a unit while renting the other two.



2904 Carmel St

Oakland, CA 94602

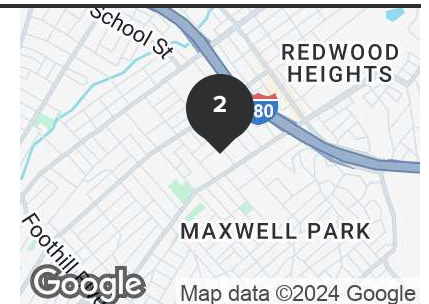
Sale Price:	\$1,200,000	Closed:	02/09/2024	Price / Unit:	\$400,000
No. Units:	3	Price PSF:	\$443.79	Building SF:	2,704 SF
Year Built:	1931	Lot Size:	0.26 Acres		



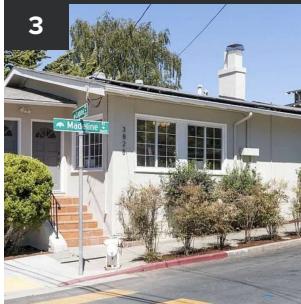
4139 Penniman Ave

Oakland, CA 94619

Sale Price:	\$1,175,000	Closed:	01/18/2024	Price / Unit:	\$293,750
No. Units:	4	Price PSF:	\$325.30	Building SF:	3,612 SF
Year Built:	1961	Lot Size:	11,013 Acres		



Sale Comparables



3

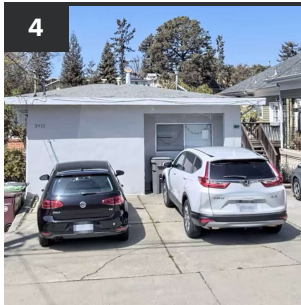
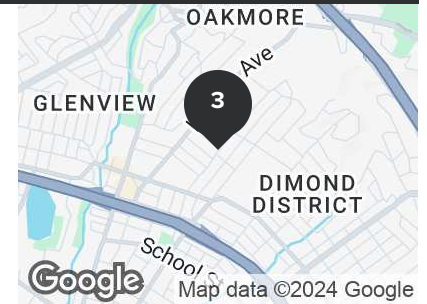
3826 Laguna Ave

Oakland, CA 94602

Sale Price: \$1,250,000
No. Units: 2
Year Built: 1921

Closed: 08/31/2023
Price PSF: \$753.92
Lot Size: 3,484 SF

Price / Unit: \$625,000
Building SF: 1,658 SF



4

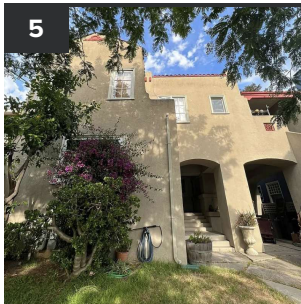
3915 Everett Ave

Oakland, CA 94602

Sale Price: \$1,048,000
No. Units: 2
Year Built: 1952

Closed: 10/03/2023
Price PSF: \$670.08
Lot Size: 3,920 SF

Price / Unit: \$524,000
Building SF: 1,564 SF



5

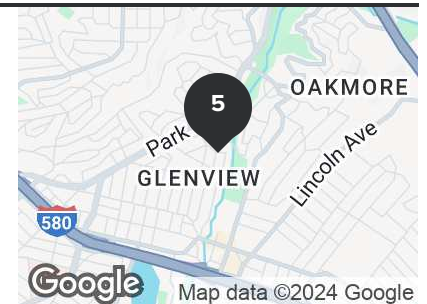
4360 Everett Ave

Oakland, CA 94602

Sale Price: \$1,310,000
No. Units: 3
Year Built: 1922

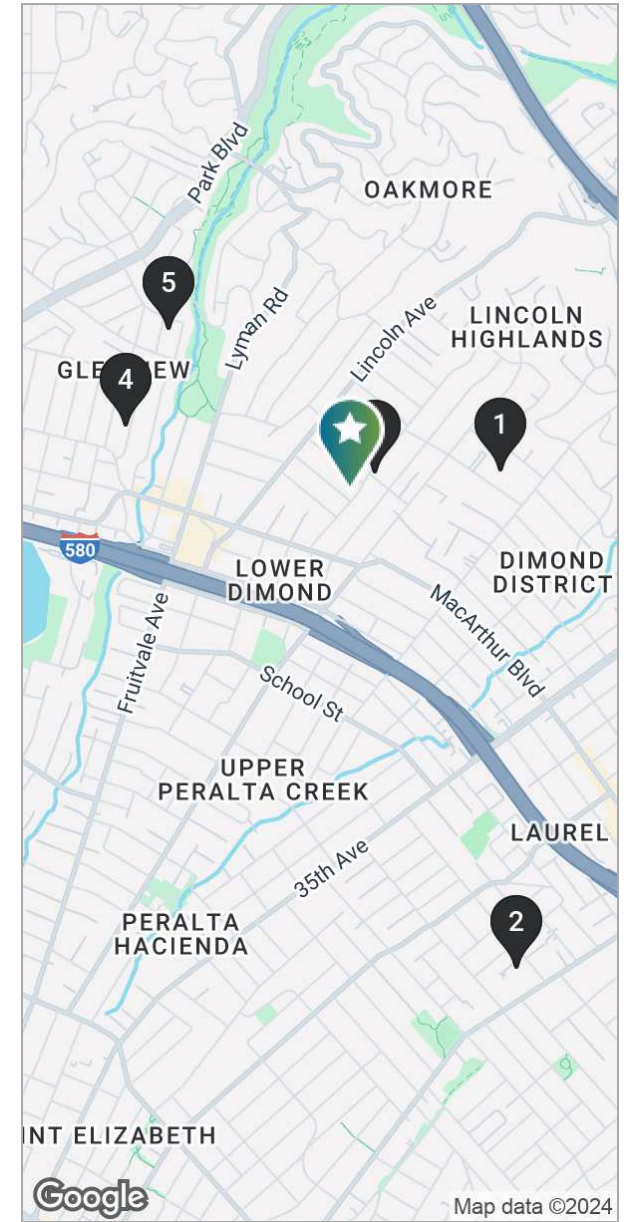
Closed: 10/04/2023
Price PSF: \$317.11
Lot Size: 4,356 SF

Price / Unit: \$436,666
Building SF: 4,131 SF

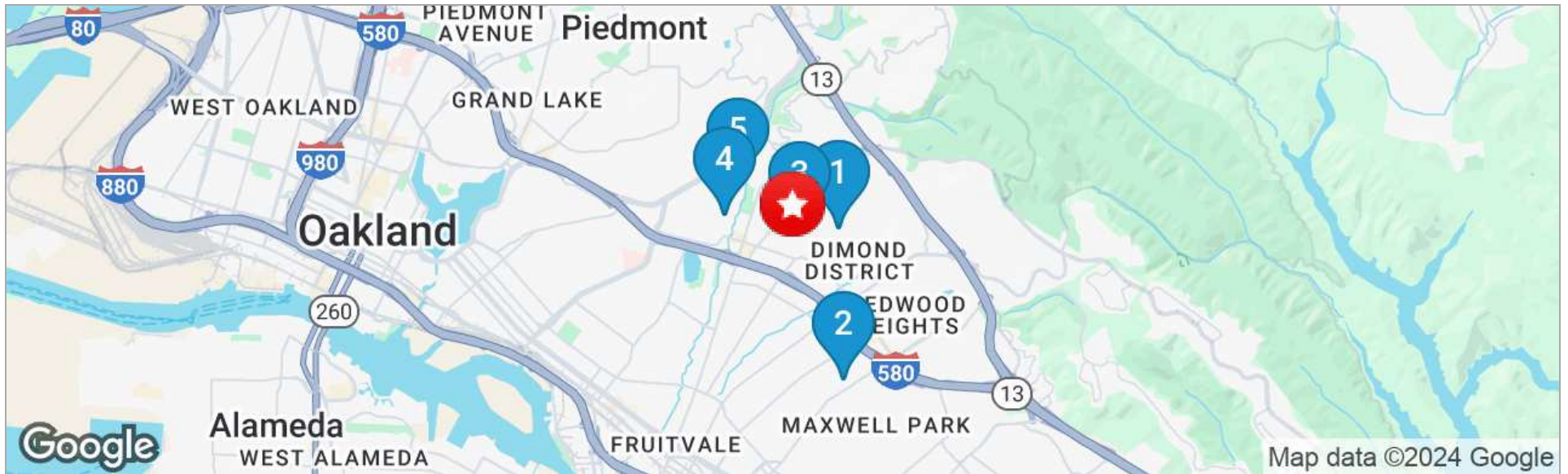


Sale Comps Map & Summary

	Name/Address	Price	Bldg Size	No. Units	Cap Rate	Price/Unit
★	3707 Laguna Ave 2568 Scenic Ave Oakland, CA	\$1,100,000	2,225 SF	3	6.03%	\$366,667
1	2904 Carmel St Oakland, CA	\$1,200,000	2,704 SF	3	-	\$400,000
2	4139 Penniman Ave Oakland, CA	\$1,175,000	3,612 SF	4	-	\$293,750
3	3826 Laguna Ave Oakland, CA	\$1,250,000	1,658 SF	2	-	\$625,000
4	3915 Everett Ave Oakland, CA	\$1,048,000	1,564 SF	2	-	\$524,000
5	4360 Everett Ave Oakland, CA	\$1,310,000	4,131 SF	3	-	\$436,667
	Averages	\$1,196,600	2,734 SF	2	NaN%	\$455,883



Sale Comps Map



 **Subject Property**
2568 Scenic Ave | Oakland, CA 94602



1 **2904 Carmel St**
Oakland, CA
94602



2 **4139 Penniman Ave**
Oakland, CA
94619



3 **3826 Laguna Ave**
Oakland, CA
94602



4 **3915 Everett Ave**
Oakland, CA
94602



5 **4360 Everett Ave**
Oakland, CA
94602

An aerial photograph of a residential neighborhood. The houses are mostly single-story with various roof colors and styles. There are many trees scattered throughout the area. A street intersection is visible in the lower center. A black box with white text '3707 Laguna Ave' is placed over a house in the middle of the image. The text 'SECTION 5' is in the upper left, and 'Demographics' is in large white letters across the middle.

SECTION 5

3707 Laguna Ave

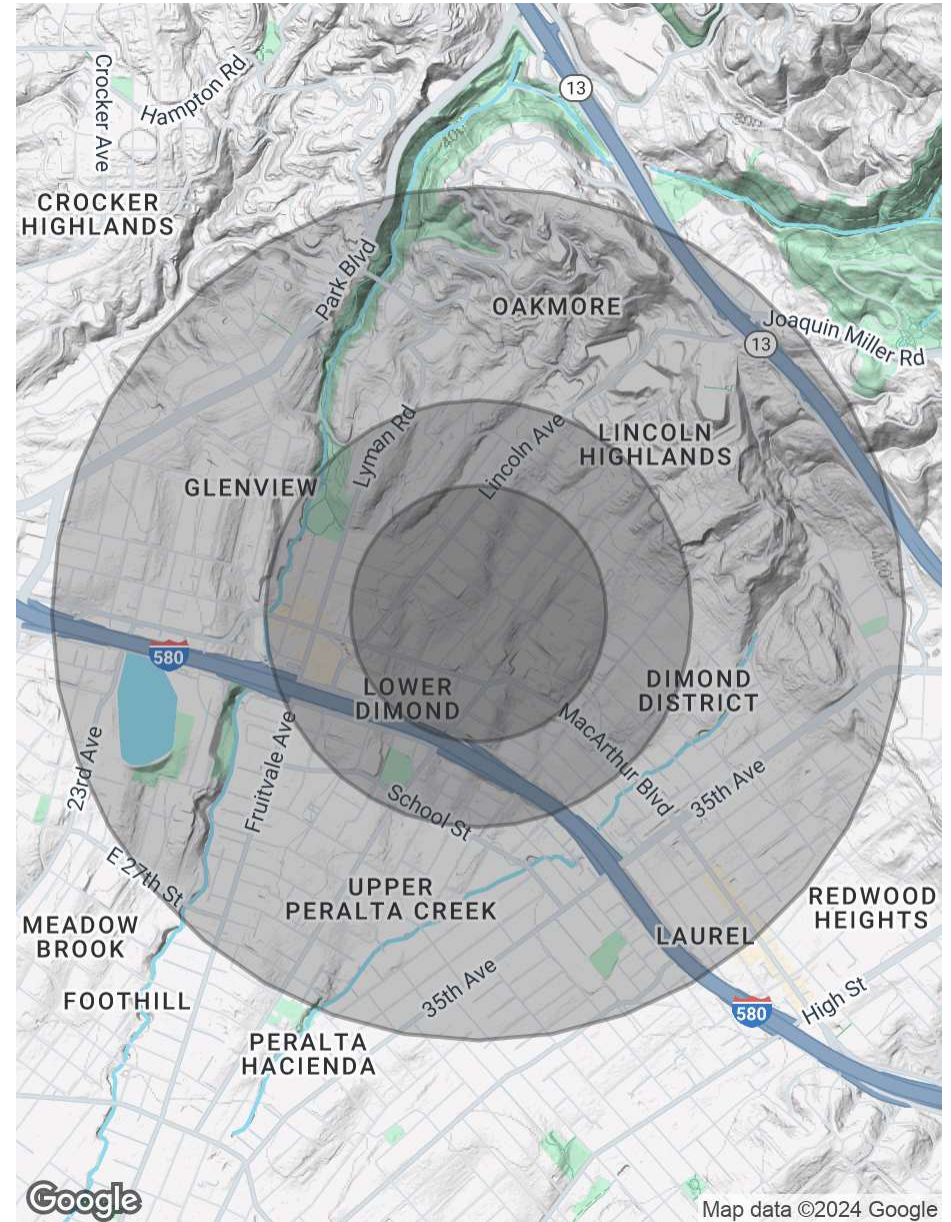
Demographics

Demographics Map & Report

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	3,636	8,001	35,743
Average Age	43	43	42
Average Age (Male)	42	42	40
Average Age (Female)	44	44	43

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	1,595	3,444	13,738
# of Persons per HH	2.3	2.3	2.6
Average HH Income	\$161,507	\$171,708	\$157,539
Average House Value	\$1,164,607	\$1,208,949	\$1,106,564

Demographics data derived from AlphaMap





SECTION 6

About Our Team



Grant Chappell

Principal

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grant@nainorcal.com
CalDRE #01700439

Education

BS, Business
Administration, minor
Spanish, CA Polytechnic
State University SLO

Professional Background

Grant Chappell is the Principal / SVP of NAI Northern California, a top recognized real estate brokerage firm in the San Francisco Bay Area.

Before joining the company in 2005, Mr. Chappell worked at Wells Fargo as a loan officer specializing in purchase and refinance mortgages, for both English and Spanish-speaking clients. He served for 6 years on the Board of Directors for East Bay Rental Housing Assoc. (EBRHA) and continues to write a featured quarterly article for their magazine on East Bay Market Trends. Mr. Chappell served three years on the Board of Directors of the Center for Elders Independence as their Real Estate Advisor, a local non-profit that provides PACE Care for Senior Citizens and Senior Housing in the East Bay. Since joining NAI Northern California, Mr. Chappell has been involved in over 150 transactions including multi-family, mixed use, industrial, office and retail totaling more than \$300 Million in Sales.

Recent Transactions

- 3030 Regent, Berkeley 18 Units for \$4.42 Million
- 421 Riverdale, Glendale 16 Units for \$4.78 Million
- 2425 Durant, Berkeley 19 Units for \$4.8 Million
- 9724 Mountain, Oakland 18 Units for \$3.8 Million
- 2627 Hillegass, Berkeley 23 Units for \$8.9 Million
- 2333 Channing, Berkeley 29 Units for \$11.1 Million
- 491 Crescent, Oakland 27 Units for \$10.55 Million
- 2306 Ellsworth, Berkeley 12 Units for \$4.18 Million
- 2129 Haste, Berkeley 8 Units for \$4.4 Million
- 1742 Spruce, Berkeley 10 Units for \$5.72 Million
- 4756 Appian, El Sobrante, 42 Units for \$8.04 Million
- 968 Addison, Berkeley 18 Units for \$4.05 Million
- 3201 Beaumont, Oakland 22 Units for \$4.2 Million
- 1525 Spruce, Berkeley 24 Units for \$8.5 Million
- 3720 Fruitvale, Oakland 24 Units for \$4.995 Million



Jonathan Burmenko

Senior Investment Advisor

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C: 925.876.8336
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CaIDRE #02098549

Education

Diablo Valley College -
Business Administration

Professional Background

Jonathan is a licensed real estate salesperson and investment advisor in California. Since joining NAI Northern California, Jonathan has formed a specialty in Bay Area multifamily properties and joined a high-performing team that puts the client's needs first and forms strong, long-lasting relationships.

Before pursuing a career in commercial real estate, Jonathan worked as a personal trainer, where he gained valuable skills in leadership and catering to clients' needs at the highest level. Jonathan has lived in the Bay Area for his whole life, being born in San Francisco and settling in Walnut Creek, solidifying a strong knowledge of the Bay.

Recent Transactions

2333 Channing, Berkeley, 29 units for \$11.1 Million
491 Crescent, Oakland, 27 units for \$10.55 Million
2129 Haste, Berkeley, 8 units for \$4.4 Million
2627 Hillegass, Berkeley, 23 units for \$8.925 Million
2410 Dwight, Berkeley, 12 units for \$3.55 Million
350 Hanover, Oakland, 19 units for \$6.575 Million
2020 Cedar, Berkeley, 9 units for \$3.95 Million
1517-1519 Walnut, Berkeley, 12 units for \$3.985 Million
1405 Carleton, Berkeley, 6 units for \$1.6 Million
1801 Milvia, Berkeley, 5 units for \$2.16 Million
4474 Appian, El Sobrante, 24 units for \$4.7 Million
5900 Claremont, Oakland, 7 units for \$2.1 Million
2122 Clinton, Alameda, 5 units for \$2.5 Million
827 Warfield, Oakland, 12 Units for \$4.16 Million
1525 Spruce, Berkeley, 24 Units for \$8.5 Million
2712 Derby, Berkeley 9 Units for \$3.265 Million
3201 Beaumont, Oakland 22 Units for \$4.2 Million



Robert Chappell

Investment Advisor

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CalDRE #02177598

Professional Background

Rob Chappell joins NAINorCal's Team Chappell as an investment analyst who brings clarity and rigor to support clients' decision-making across a range of scenarios. As part owner of a complex multifamily property in Berkeley, he has been fortunate to realize the successes of East Bay real estate ownership. He brings experiences in consultative software sales, private equity investment management (CalPERS while completing an MBA from UC Davis), and a deep understanding of Northern California markets via formative years as a financial analyst on Sutter Health's Strategy and Business Development Team. In this new role, his focus is on building a community and honoring the enduring qualities of prudence and patience when managing investments.

As a husband and father, it is even more true now than before, that Rob's greatest moments are with family (cooking, traveling, and exploring outdoors). Bonus activities include sneaking away to play in a pickup soccer game (e.g. at Gilman Fields in Berkeley), skiing in Tahoe, or the occasional trips out of town to meet with college friends (who tend to live further and further from each other as time goes on).

Recent Transactions

- 3030 Regent, Berkeley 18 Units for \$4.42 Million
- 2425 Durant, Berkeley 19 Units for \$4.8 Million
- 1742 Spruce, Berkeley 10 Units for \$5.72 Million
- 968 Addison, Berkeley 18 Units for \$4.05 Million
- 3201 Beaumont, Oakland 22 Units for \$4.2 Million
- 1525 Spruce, Berkeley 24 Units for \$8.5 Million
- 3720 Fruitvale, Oakland 24 Units for \$4.995 Million



Sam Hayes

Broker of Record

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CalDRE #01842440

Education

Bachelor of Science
from Brigham Young
University
MBA with an emphasis
in Finance from
California State East
Bay

Professional Background

Samuel Hayes is the Broker of Record based in our Oakland office.

Sam began his career at CBRE working with the office leasing team before joining Mason-McDuffie Financial as a commercial mortgage broker. During his time there, he structured and financed \$120 million in loans through life companies on office, industrial, retail and multi-family properties. He established a property management company focusing on add value potential and helped investors maximize ROI, while also managing his own investment properties.

Recent Transactions

1919 Curtis St, Berkeley, CA 10 Units for \$2.80 Million

685 37th Ave, Oakland, CA 4 Units for \$985k

827 Warfield Ave, Oakland 12 Units for \$4.16 Million

3201 Beaumont Ave, Oakland 22 Units for \$4.20 Million

4052 Lincoln Ave, Oakland 4 Units for \$1.40 Million

Urgent Care, Camden, SC for \$1.64 Million

968 Addison, Berkeley 18 Units for \$4.05 Million

220 Grand Ave, Oakland 8 Units for \$3.93 Million

3609 Maple St, Oakland 4 Units for \$1.75 Million

3030 Regent St, Berkeley 12 Units for \$4.42 Million

2243 Ashby Ave, Berkeley 5 Units for \$2.20 Million