

MULTIFAMILY PROPERTY

# FOR SALE

1439 38th Avenue  
Oakland, CA



**SALE PRICE**  
\$985,000  
(\$328,333 per unit)



**BUILDING SIZE**  
± 1,933 SF



**LOT SIZE**  
± 3,130 SF  
(± 0.07 acres)



**YEAR BUILT**  
1910  
Renovated 2025



**UNITS**  
Duplex with ADU  
(3 total units)



**METERING**  
Separately  
Metered

**THE IVY GROUP**

Commercial Properties, Above & Beyond

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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 1439 38th 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.

## THREE-UNIT MULTIFAMILY PROPERTY IN OAKLAND, CA

The Ivy Group is pleased to present an opportunity to acquire a well-located three-unit multifamily property in Oakland, California.

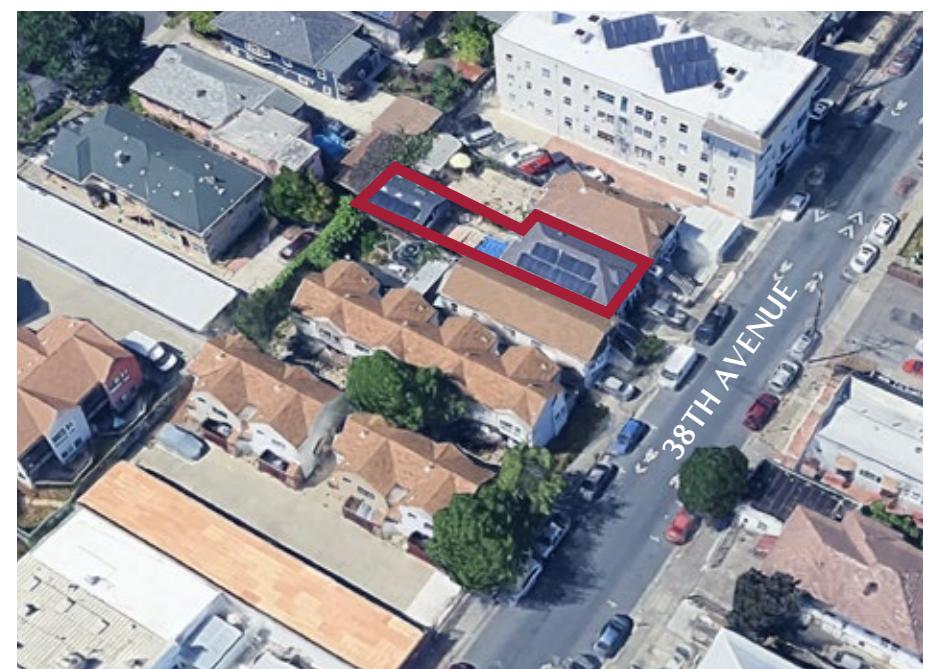
This property features a two-story duplex in the front and a newly constructed detached ADU in the rear. With over \$350,000 in recent renovations — including seismic retrofitting, new roof, solar systems, utility upgrades, and a complete rebuild of the lower unit — this property offers modern systems and strong long-term stability.

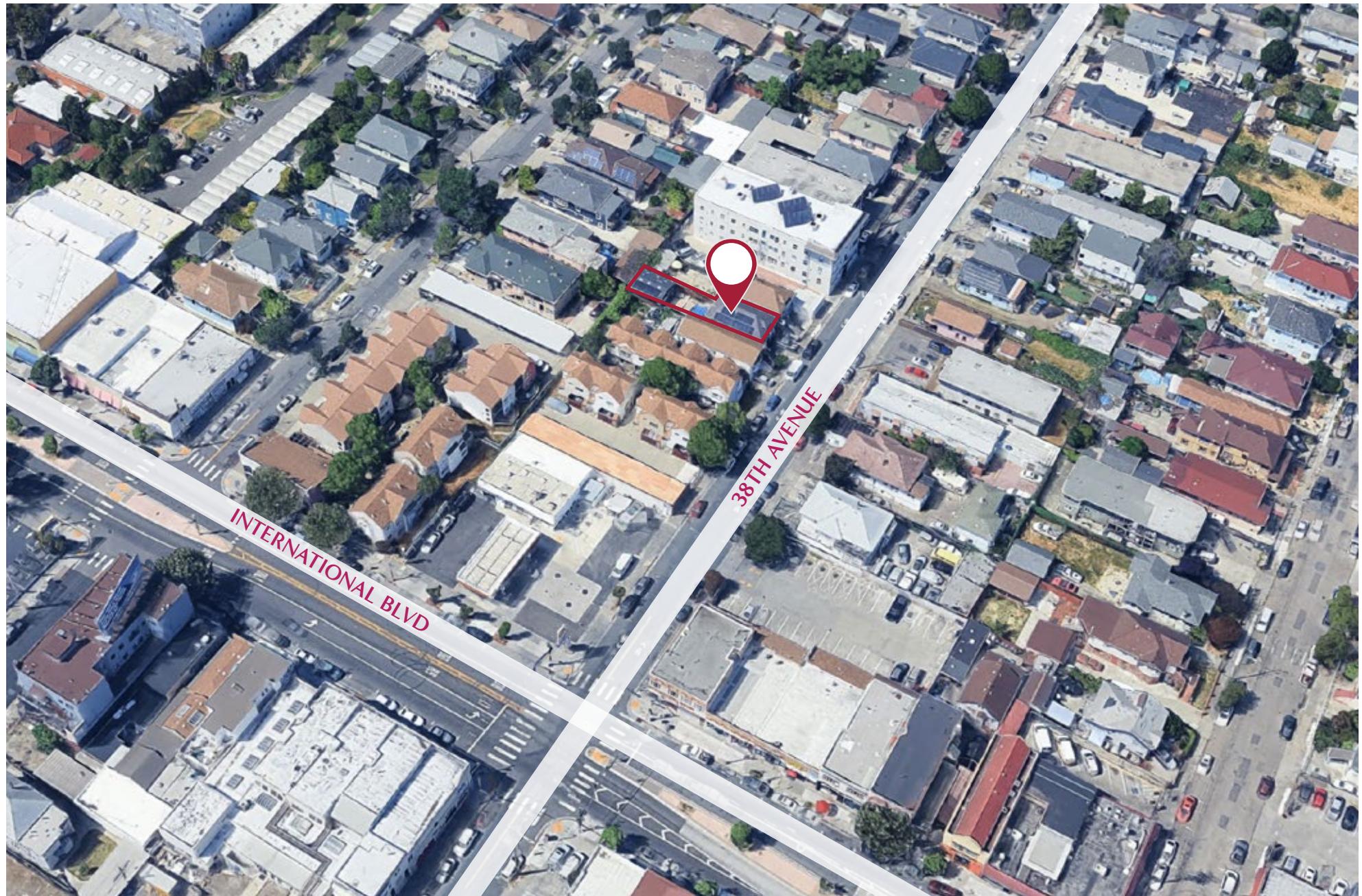
### PROPERTY FEATURES:

- » Two-story duplex with detached 1-bedroom Accessory Dwelling Unit (ADU) - 3 total units
- » Separately metered electric, gas & water
- » Lower unit fully renovated: new kitchen, bath, laundry units, appliances, HVAC, insulation, and finishes
- » Upper unit upgraded with new electrical, lighting, appliances, and laundry
- » Newly constructed  $\pm$  408 SF ADU
- » Fenced backyard with premium redwood fencing

Situated within walking distance of Fruitvale Village and Fruitvale BART Station, the property offers excellent access to shopping, dining, schools, and public transportation. It is ideally suited for investors seeking rental income or for an owner-occupant interested in living in one unit while generating income from the others.

<b>Building Size</b>	$\pm$ 1,933 SF
<b>Lot Size</b>	$\pm$ 3,130 SF ( $\pm$ 0.07 acres)
<b>Unit Mix</b>	Two 2Bed/1Bath, One 1Bed/1Bath (ADU)
<b>Roof</b>	50-year shingles (replaced)
<b>Electrical</b>	Upgraded to 300 AMP; Three solar systems (7.08 kW total)
<b>Plumbing</b>	Upgraded gas lines, water mains & meters, new sewer lateral
<b>Year Built</b>	1910 (Extensively Renovated in 2025)
<b>APN</b>	33-2136-56





# ACCESSORY DWELLING UNIT-1BED/1BATH ± 408 SF

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# TOP UNIT - 2BED/1BATH ( $\pm$ 750 SF)

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# PORTFOLIO FINANCIALS

MULTIFAMILY PROPERTY  
FOR SALE

ADDRESS	SIZE (SF)	BED/BATH	TYPE	ACTUAL		PROFORMA	
				AMOUNT (\$/SF)	TOTAL AMOUNT	AMOUNT (\$/SF)	TOTAL AMOUNT
<b>INCOME</b>							
1439 38th Ave, Unit A, Oakland, CA	± 775	2 BED / 1 BATH	RESIDENTIAL	\$0.00	\$0.00	\$2.74	\$2,306.00
1439 38th Ave, Unit B, Oakland, CA	± 750	2 BED / 1 BATH	RESIDENTIAL	\$3.10	\$2,324.00	\$2.82	\$2,370.48
1439 38th Ave, Unit C, Oakland, CA	± 408	1 BED / 1 BATH	RESIDENTIAL	\$0.00	\$0.00	\$2.26	\$1,900.00
PARKING SPACE #1					\$175.00	\$0.21	\$175.00
PARKING SPACE #2					\$0.00	\$0.21	\$175.00
<b>TOTAL Income (Monthly)</b>					<b>\$2,499.00</b>		<b>\$6,926.48</b>
<b>TOTAL Income (Annually)</b>					<b>\$29,988.00</b>		<b>\$83,117.76</b>
<b>EXPENSES</b>							
PROPERTY TAX				\$0.54	\$12,521.00	\$0.51	\$11,919.00
CALIFORNIA FAIR PLAN INSURANCE (DUPLEX)				\$0.19	\$4,450.00	\$0.21	\$4,895.00
SAFECO INSURANCE (ADU)				\$0.04	\$848.00	\$0.04	\$933.00
GENERAL LIABILITY: MARKEL INSURANCE				\$0.03	\$716.00	\$0.03	\$788.00
GARBAGE				\$0.08	\$1,824.00	\$0.08	\$1,915.00
<b>TOTAL Expenses (Monthly)</b>				<b>\$0.88</b>	<b>\$1,697.00</b>	<b>\$0.88</b>	<b>\$1,704.00</b>
<b>TOTAL Expenses (Annually)</b>				<b>\$10.53</b>	<b>\$20,359.00</b>	<b>\$10.58</b>	<b>\$20,449.00</b>
<b>NET OPERATING INCOME (NOI)</b>					<b>\$9,629.03</b>		<b>\$62,668.69</b>
<b>CAP RATE</b>							<b>6.36%</b>
<b>VALUE</b>					<b>\$985,000.00</b>		<b>\$985,000.00</b>
		<b>PRICE/SF</b>	<b>PRICE/UNIT</b>				
<b>BUILDING SIZE (SF)</b>	± 1,933	\$510	\$328,333				
<b>LOT SIZE (SF)</b>	± 3,130	\$315					

# AMENITY MAP

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Oakland is in the eastern region of the San Francisco Bay.

The city's total area is 78.0 square miles (202 km<sup>2</sup>), including 55.8 square miles (145 km<sup>2</sup>) of land and 22.2 square miles (57 km<sup>2</sup>) (28.48 percent) of water.

Oakland has more than 50 distinct neighborhoods. The city's greater divisions include downtown Oakland and its greater Central Business District, Lake Merritt, East Oakland, North Oakland, West Oakland, and the Oakland Hills. East Oakland, which includes the East Oakland Hills, encompasses more than half of Oakland's land area, stretching from Lakeshore Avenue on the east shore of Lake Merritt southeast to the San Leandro border. North Oakland encompasses the neighborhoods between downtown and Berkeley and Emeryville. West Oakland is the area between downtown and the Bay, partially surrounded by the Oakland Point, and encompassing the Port of Oakland. In 2011, Oakland was ranked the tenth most walkable city in the United States by Walk Score.



## LARGEST EMPLOYERS

#	Employer	# of Employees
1	Kaiser Permanente	11,500+
2	County of Alameda	8,000+
3	Oakland Unified School District	5,500+
4	City of Oakland	4,500+
5	State of California	4,000+
6	Bay Area Rapid Transit	4,000+
7	Southwest Airlines	3,000+
8	Alameda Health System	2,500+
9	Children's Hospital Oakland	2,500+
10	Federal Express	2,000+



CONTACT EXCLUSIVE AGENTS  
**FOR DETAILS AND TOUR**

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Acquisition | Disposition | Leasing