

2443 Grande Vista Ave- 4 units

Oakland, CA 94601

RED
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REALTY



CONFIDENTIALITY AGREEMENT



The information presented is strictly confidential. It is intended to be viewed only by the party receiving it from Red Oak Realty and should not be made available to any other person or entity without the written consent of Red Oak Realty. Any information presented has been obtained from sources we deem reliable. However, Red Oak Realty makes no warranty or representation regarding the income or expenses for the subject property or the future financial performance of the property, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price	\$950,000
Price/Unit	\$237,500 per unit
Building size	2,902 sq.ft.
Lot size	5,250 sq.ft.
Price / sq.ft.	\$327
Cap Rate	7.54%
GRM	9.15
Market Cap Rate	8.09%
Market GRM	8.42
NOI (estimated)	\$71,650
Year Built	1966



PROPERTY OVERVIEW

This 4-unit multi-residential building was built in 1966 and is centrally located in Oakland's Meadow Brook neighborhood. The property consists of three (3) 2-bedroom/1-bath units and one (1) spacious 3-bedroom/2-bath owner's unit.

Key features include four covered parking spaces, a shared laundry room, and a low-maintenance backyard with garden and seating area—amenities that support tenant retention and long-term value. Three units will be delivered vacant.

RENT ROLL



TOTALS

AVERAGES

PROFORMA

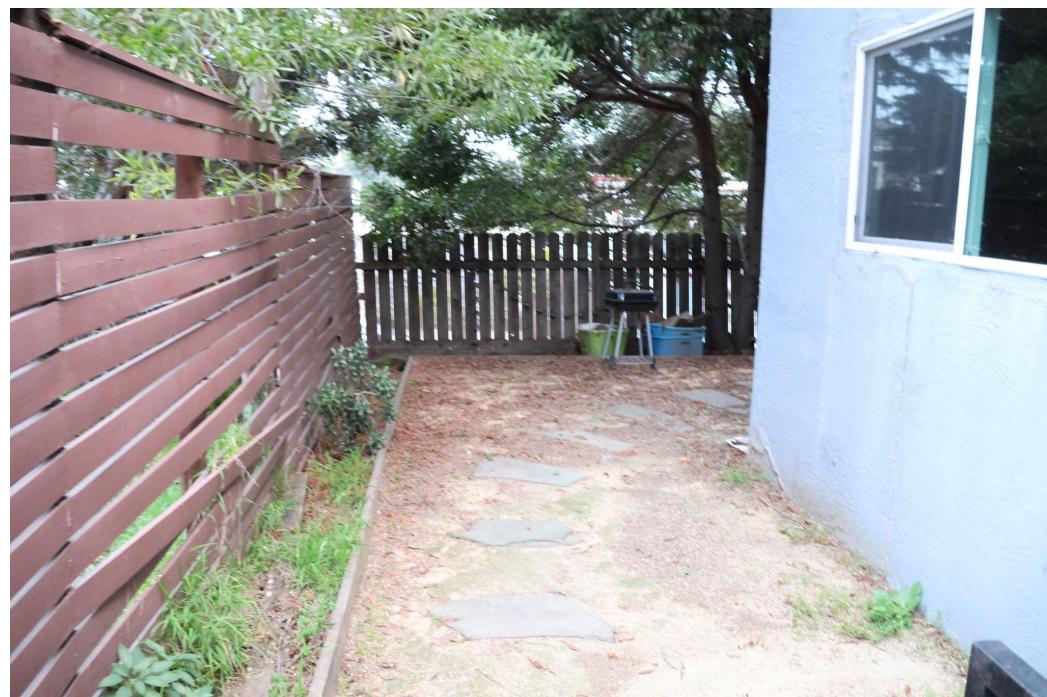


Comments	Sales \$/sf	RSF	Purchase Price \$ 950,000				Purchase Price \$ 950,000			
			Actual Rents				Market Rent Proforma			
			Monthly		Annual		Monthly		Annual	
INCOME		(est.)								
Unit 1	2bd/1ba	650	2.23	\$ 1,450.74	\$ 17,408.88		3.38	\$ 2,200.00	\$ 26,400.00	
Unit 2 (vacant)	3bd/2ba	952	2.94	\$ 2,800.00	\$ 33,600.00		2.94	\$ 2,800.00	\$ 33,600.00	
Unit 3 (vacant)	2bd/1ba	650	3.38	\$ 2,200.00	\$ 26,400.00		3.38	\$ 2,200.00	\$ 26,400.00	
Unit 4 (vacant)	2bd/1ba	650	3.38	\$ 2,200.00	\$ 26,400.00		3.38	\$ 2,200.00	\$ 26,400.00	
GROSS INCOME		2902	2.98	\$ 8,650.74	\$ 103,808.88		3.24	\$ 9,400.00	\$ 112,800.00	
Vacancy Factor	0%			\$ -	\$ -			\$ 282.00	\$ 3,384.00	
EFFECTIVE GROSS INCOME				\$ 8,650.74	\$ 103,808.88			\$ 9,118.00	\$ 109,416.00	
EXPENSES (estimated)										
Property Tax	(1.2779% of Purchase Price)		0.35	\$ 1,011.67	\$ 12,140.05		0.35	\$ 1,011.67	\$ 12,140.05	
Direct Assessments	(24'-25' Actual)		0.12	\$ 348.35	\$ 4,180.20		0.12	\$ 348.35	\$ 4,180.20	
PG&E Common Area	(Estimated)		0.01	\$ 16.67	\$ 200.00		0.01	\$ 16.67	\$ 200.00	
Water	(Estimated)		0.06	\$ 166.67	\$ 2,000.00		0.06	\$ 166.67	\$ 2,000.00	
Management Fee	(5% of Gross Income)		0.15	\$ 432.54	\$ 5,190.44		0.16	\$ 455.90	\$ 5,470.80	
Insurance	(Estimated)		0.09	\$ 250.00	\$ 3,000.00		0.09	\$ 250.00	\$ 3,000.00	
Garbage	(Estimated)		0.06	\$ 166.67	\$ 2,000.00		0.06	\$ 166.67	\$ 2,000.00	
Repairs/Reserve/Maintenance	(Estimated)		0.06	\$ 166.67	\$ 2,000.00		0.06	\$ 166.67	\$ 2,000.00	
Business Tax	(1.395% of Gross Income)		0.04	\$ 120.68	\$ 1,448.13		0.04	\$ 127.20	\$ 1,526.35	
GROSS EXPENSES			0.92	\$ 2,679.90	\$ 32,158.83		0.93	\$ 2,709.78	\$ 32,517.40	
Tenant Reimbursements	(None)		0.00	\$ -	\$ -		0.00	\$ -	\$ -	
NET EXPENSES			0.92	\$ 2,679.90	\$ 32,158.83		0.93	\$ 2,709.78	\$ 32,517.40	
NET OPERATING INCOME			2.06	\$ 5,970.84	\$ 71,650.05		2.21	\$ 6,408.22	\$ 76,898.60	
NOI w/o vacancy					\$ 71,650.05				\$ 80,282.60	
						Purchase Price \$950,000				
						Cap Rate 7.54%				
						Cap Rate w/o Vacancy 7.54%				
						Est. Value at 6% Cap Rate \$1,281,643				

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Sara Garabedian CalBRE 00931842 & Tommy Garabedian-Cone CalBRE 02034258

PROPERTY PHOTOS



PROPERTY PHOTOS



SALE COMPS

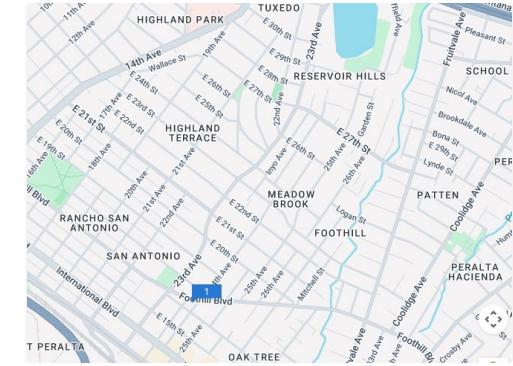


2373 Foothill Blvd – Oakland, CA 94606

Price **\$1,375,000** Building size **3,752SF**

Lot Size SqFt **8,538SF** No. Units **4**

Cap Rate **-** Year Built **1989**

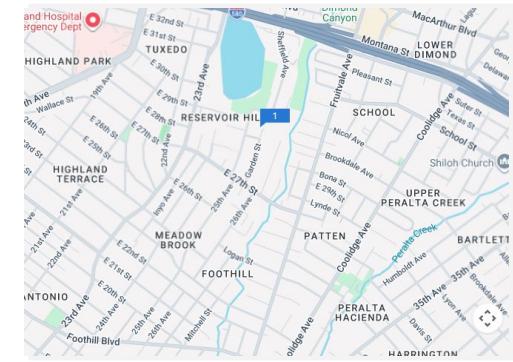


2819 Garden St – Oakland, CA 94606

Price **\$985,000** Building size **3,364SF**

Lot Size SqFt **5,157SF** No. Units **4**

Cap Rate **4%** Year Built **1965**

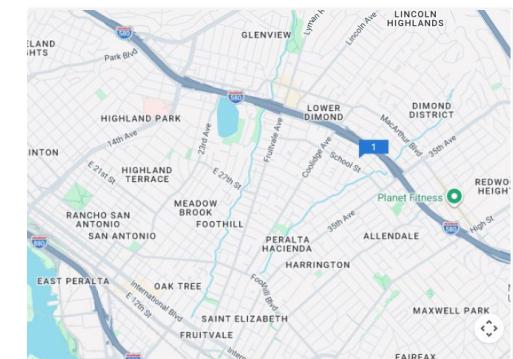


3201 Suter St – Oakland, CA 94606

Price **\$855,500** Building size **3,528SF**

Lot Size SqFt **5,001SF** No. Units **4**

Cap Rate **5.3%** Year Built **1969**



SALE COMPS SUMMARY



SUBJECT PROPERTY		PRICE	BLDG SF	PRICE / SF	PRICE / UNIT	# OF UNITS	
SALE COMPS		PRICE	BLDG SF	PRICE / SF	PRICE / UNIT	# OF UNITS	CLOSE
1	2443 Grande Vista Ave	\$950,000	2,902 SF	\$327/SF	\$237,500	4	
2	2373 Foothill Blvd	\$1,375,000	3,752 SF	\$366/SF	\$343,750	4	11/24/2025
3	2819 Garden St	\$985,000	3,364 SF	\$292/SF	\$246,250	4	7/29/2024
4	3201 Suter St	\$855,500	3,528 SF	\$242/SF	\$213,875	4	7/24/2024
5							
6							
TOTALS / AVERAGES		PRICE	BLDG SF	PRICE / SF	PRICE / UNIT	# OF UNITS	
		\$1,071,833	3,548 SF	\$302/SF	\$267,958	4	

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