

1516 SHERMAN ST.

FOR SALE | GREAT INCOME EARNER IN DESIRABLE ALAMEDA, CA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

DRYSDALE
PROPERTIES



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1516 SHERMAN

EXECUTIVE SUMMARY

Spacious centrally located 5-unit property with multiple vacancies brimming with style and opportunity. Vacant detached 2-bed, 1-bath cottage in back with quad in front, offering two 1-bed units and two 2-bed units, the larger of which was updated in 2021 with new waterproof laminate flooring, kitchen countertops, cabinets, and gas stove. Ground floor vacant 1BR is ADA accessible. Cottage features an open floor plan with central heating and AC, crown moldings, large dining room, newer kitchen with electric washer and dryer under solid countertops, dishwasher, gas stove and recessed lighting. Carpeted bedrooms are quiet and serene as the entire home is set far back from the street. Bath redone beautifully in 2010. Garden room opens onto the private back patio and converted garage offers bonus workspace. Entire building recently rewired to 400 amp service and new exterior paint throughout. Wall furnaces in all four units. Separately metered for gas and electric. One off-street parking space for each unit. Sewer compliant. Located near up-and-coming commercial area with new Savoy Market as well as multiple bus lines, and close to West End business district, parks, schools, ferry, and all that Alameda has to offer.

PROPERTY SUMMARY

ADDRESS	1516 Sherman St. Alameda, CA 94501
APN	72-346-27

BUILDING SIZE	3811 Square Feet
PARCEL SIZE	7500 Square Feet
ZONING	Residential (R-4)

SALE PRICE

\$1,699,000 | \$227 / Lot Sq Ft



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INVESTMENT HIGHLIGHTS



RARE OPPORTUNITY

To purchase a steady income generator in HCOL area with high likelihood for appreciation.



EXCELLENT SCHOOL DISTRICT

Rental property in Alameda demands top dollar in part because of its excellent schools.



OWNER'S COTTAGE

Two-bedroom cottage in rear wonderful opportunity for owner move-in, or rent for additional projected \$3500/month.



MANY UPGRADES AND RENOVATIONS

Newly rewired and upgraded 400 amp service to quad. Recent upgrades to kitchens, baths, flooring in many of the units. New exterior paint throughout.



THE HEART OF ALAMEDA

Central location in highly desirable small Bay Area city. Near to bus routes, West End business district, parks, beach, and schools.



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BUILDING DESCRIPTION

BUILD DATE	1965
CONSTRUCTION TYPE	Masonite and Stucco
ROOF STRUCTURE	Composition Shingle
HVAC	Gas Wall Furnace in Quad, Forced Air Gas Heat & AC in Cottage
FOUNDATION	Concrete Slab



Unit D (Cottage)

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LOCATION OVERVIEW

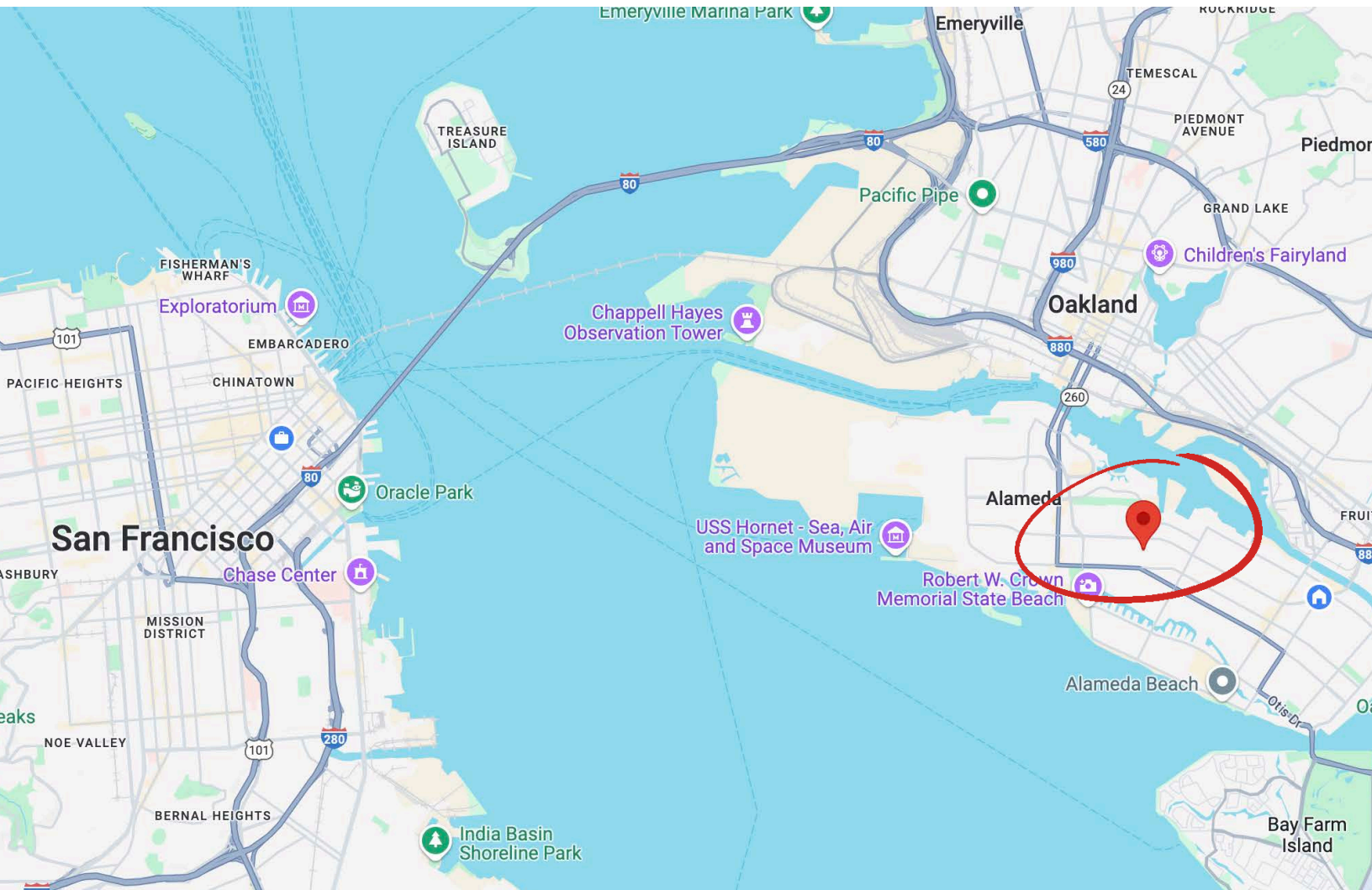
Desirable location adjacent to Alameda's East End as well as Park St., the downtown Alameda business core. Supremely walkable while also being minutes from freeway without seeing or hearing it thanks to Alameda's natural buffer of waterways and bridges.



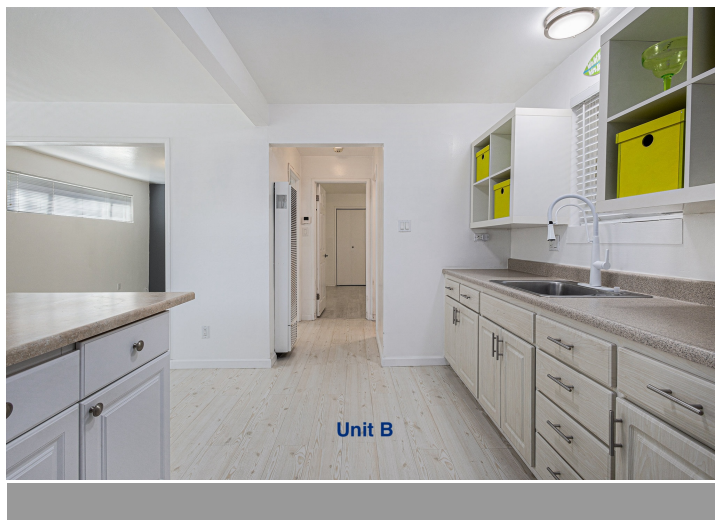
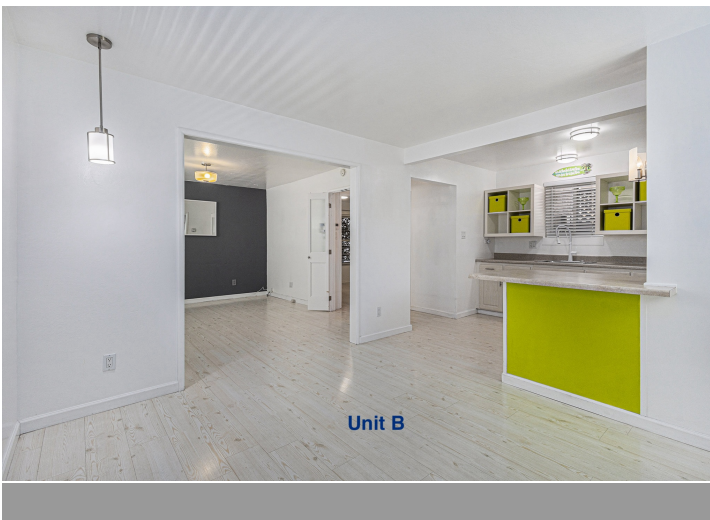
2 MIN to Local & Transbay Buses
5 MIN to Island Savoy Market to
8 MIN Mastick Senior Center
18 MIN West End Business District
(Webster St.)



11 MIN to Downtown Oakland
10 MIN to West Oakland BART
20 MIN to San Francisco



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FINANCIAL SUMMARY

With Units B, C, and D all being vacant, there is potential for huge income growth. We project approximately \$120k GOI with all units rented. This represents a solid investment, even with two longer term tenants currently paying below market rents on Units C, and A. With all of the recent renovations to modernize this property, 1516 Sherman presents an opportunity to own a solid and steady income generator that has historically appreciated along with most property in this HCOL Bay Area city.

INVESTMENT OVERVIEW

	Current:
PRICE	\$1,699,000
PRICE PER UNIT	\$339,800
GRM	14.15
CAP RATE	5.30%
GROSS OPERATING INC.	(projected) \$120,000
EXPENSES (2023)	(actual) \$19,241
NET OPERATING INC.	(projected) \$90,000



RENT ROLL

1516 Sherman Alameda, CA

Rent Roll

Units	Bed	Bath	Occupant	Sq. Ft. (approx.)	Rent (actual & projected)	Deposit	Tenant Pays	Landlord Pays	Lease
Unit A	2	1	Tenant	650	\$1220	\$1110	Gas & Electric	Sewer, Water, Trash	month-to-month
Unit B	1	1	Vacant	600	\$2000				
Unit C	2	1	Vacant	900	\$2350				
Unit D (Cottage)	2	1	Owner (will deliver vacant)	1200	\$3500				
Unit E	1	1	Tenant	450	\$920	\$810		All	month-to-month
Total	7	4	0	3800	\$9990	\$1920			

Property Profile

Excellent condition 5-unit property primed to produce great income with three vacancies, including beautiful, updated, detached cottage in rear with private patio garden, AC, bonus garden room and office in converted garage. Vacant Unit B has accessible ramp to entry, and vacant Unit C is spacious and recently updated. Entire property recently painted and complete rewired with new 400 amp service on quad. Every unit gets one off-street parking space.

Utilities

Separate electric and gas meters for each unit, except for Units D and E, which are on the same meters.

Location

Alameda is a desirable HCOL island city within 20-25 minutes of San Francisco. 1516 Sherman is located in the center of the island with easy access to bus lines, ferry terminal, tunnel to Oakland and highways to the greater Bay Area. Bustling Webster St. commercial area is nearby.

Tenants

Both tenants are longtime occupants and below market rate. Alameda has a Rent Control Program w/ annual allowable increases of 1-5%.

OFFERING TERMS

1516 Sherman is being offered for sale with an asking price of \$1,699,000. All prospective buyers should assume the subject property will be delivered on an "As-Is, Where-Is" basis at the Close of Escrow.

OFFERING OUTLINE

Prospective buyers will have the opportunity to tour the subject property and begin initial due diligence immediately. All prospective buyers are encouraged to make an offer at any time. All offers are to be delivered via HomeLight.

CONFIDENTIAL OFFERING MEMORANDUM

This Confidential Offering Memorandum ("Memorandum") has been prepared and presented to the recipient (the "Recipient") by Berkshire Hathaway HomeServices Drysdale Properties (BHSDP) as part of BHSDP's efforts to market for sale the property. BHSDP is the exclusive agent and broker for the owner(s) of the property (the "Owner"). BHSDP is providing this Memorandum and the material contained in it to the Recipient solely to assist the Recipient in determining whether the Recipient is interested in potentially purchasing all or part of the Property. BHSDP also is providing this Memorandum and the material in it to the Recipient with the understanding that the Recipient will independently investigate those matters that it deems necessary and appropriate to evaluate the Property and that the Recipient will rely only on its own investigation, and not on BHSDP's, the Owner or this Memorandum, in determining whether to purchase all or part of the Property. The Recipient previously executed and delivered to BHSDP. PLEASE NOTE EACH OF THE FOLLOWING: BHSDP, the Owner and their respective agents, employees, representatives, property managers, officers, directors, shareholders, members, managers, partners, joint ventures, corporate parents or controlling entities, subsidiaries, affiliates, assigns and predecessors and successors-in-interest make no representations or warranties about the accuracy, correctness or completeness of the information contained in this Memorandum. The Recipient is urged not to rely on the information contained in this Memorandum and to make an independent investigation of all matters relating to the Property. This Memorandum includes statements and estimates provided by or to BHSDP and/or the Owner regarding the Property. Those statements and estimates may or may not be accurate, correct or complete. Nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements and estimates. Further, nothing contained in this Memorandum should be construed as a representation or warranty about any aspect of the Property, including, without limitation, the Property's (1) past, current or future performance, income, uses or occupancy, (2) past, current or prospective tenants, (3) physical condition, (4) compliance or non-compliance with any permit, license, law regulation, rule guideline or ordinance, or (5) appropriateness for any particular purpose, investment or occupancy. Again, the Recipient is urged not to rely on this Memorandum and the statements and estimates in it and to make an independent investigation regarding the Property and the statement and estimates contained herein. This Memorandum may include statements regarding, references to, or summaries of, the nature, scope or content of contracts and/or other documents relating to the Property. Those statements, references or summaries may or may not be accurate, correct or complete. Additionally, BHSDP may not have referenced or included summaries of each and every contract and/or other document that the Recipient might determine is relevant to its evaluation of the Property. Nothing contained in the Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements, representations or summaries. On request and as available, and subject to the Owner's consent, BHSDP will provide the Recipient with copies of all referenced contract and other documents. BHSDP assumes no obligation to supplement or modify the information contained in this Memorandum to reflect events or conditions occurring on or after the date of its preparation of the Memorandum. This Memorandum does not constitute an offer to sell, or a solicitation of an offer to buy, an interest in the Property. Nothing contained in the Memorandum may be construed to constitute legal or tax advice to a Recipient concerning the Property. More detailed information regarding the anticipated terms, conditions and timing of any offering by the Owner relating to the Property will be provided in due course by separate communication. BHSDP and/or the Owner reserve the right to engage at any time in discussions or negotiations with one or more recipients of this Memorandum and/or other prospective purchasers of the Property without notice or other obligation to the Recipient. The Owner reserves the right to change the terms of any offering relating to the Property or to terminate without notice that offering. The Owner also reserves the right to operate the Property in its sole and absolute discretion prior to the completion of any sale of the Property. BHSDP reserves the right to require the return of this Memorandum and the material in it any other material provided by BHSDP to the Recipient at any time. Acceptance of this Memorandum by the Recipient constitutes acceptance of the terms and conditions above. All inquiries regarding this Memorandum should be directed to Steve Cressy (510) 908-9018.