



3 2 0 6 P A R K B L V S

O A K L A N D , C A

# Offering Memorandum Multifamily

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# Offering Memorandum Multifamily

3206 PARK BLVD

OAKLAND, CA

# Property Profile



## ADDRESS

3 2 0 6 P A R K B L V D , O A K L A N D , C A

## COUNTY

Alemeda

## YEAR BUILT

1960

## APN

023-0395-039-01

## GROSS BUILDING SQFT

4,022

## COUNTY USE

Multifamily

## LAND AREA (SQFT)

4,360

# Offering Summary

## Operations Summary

	CURRENT	MARKET
SCHEDULED GROSS RENT	\$134,400	\$156,000
EFFECTIVE GROSS RENT	\$130,368	\$151,320
OTHER INCOME	\$1,200	\$2,400
TOTAL INCOME	\$131,568	\$153,720
OPERATING EXPENSES	<b>\$16,769.26</b>	<b>\$16,769.26</b>
NON-OPERATING EXPENSES	\$21,026	\$21,026
TOTAL EXPENSES	\$37,795	\$37,795
NET OPERATING INCOME	<b>\$93,772.59</b>	<b>\$115,925</b>

## Property Details

ADDRESS	3206 Park Blvd
PRICE	\$1,295,000
UNITS	5
PRICE/UNIT	\$259,000
RENTABLE SQFT	4,022
YEAR BUILT	1960
LAND AREA (SQFT)	4,360
CURRENT CAP RATE	%7.24
MARKET CAP RATE	8.95%
CURRENT GRM	9.64
MARKET GRM	8.30

## Financing

6.5% Interests rate with 25% down.



# Rent Roll

UNIT	UNIT TYPE	NOTES	CURRENT RENT	MARKET RENT
1	2 BD 1 BA		\$1,300	\$2,600
2	2 BD 1 BA	Vacant	\$2,600	\$2,600
3	2 BD 1 BA		\$2,500	\$2,600
4	2 BD 1 BA		\$2,200	\$2,600
5	2 BD 1 BA	Vacant	\$2,600	\$2,600

MONTHLY	\$11,200	\$13,000
ANNUAL	\$134,400	\$156,000
UPSIDE		13.85%

# 3206 Park Blvd

## DETAILS

### ADDRESS

3206 Park Blvd  
Oakland, CA

### COUNTY

Alameda County

### APN

023-0395-039-01

### COUNTY USE

Muliti-Family

## PROPERTY CONSULTATION

### UNITS

5

### GROSS BUILDING SQFT

4,022

### AVG. UNIT SIZE (SQFT)

800

### LAND AREA (SQFT)

4,360

### YEAR BUILT

1960

### FOUNDATION

Poured Concrete

### EXTERIOR WALLS

Stucco

### ROOF

Rolled Tar

## PROPERTY ATTRIBUTES

### PATIO/BALCONY

Stairway

### PARKING

4 Garage / 4 Carport

### WATER HEATERS

Gas

### LAUNDRY FACILITIES

Coin Owner Owned

### HVAC

None

### POOL/SPA

None

## UTILITIES

### 1 WATER METER

Paid by Owner/ Retail

### ELECTRIC METER

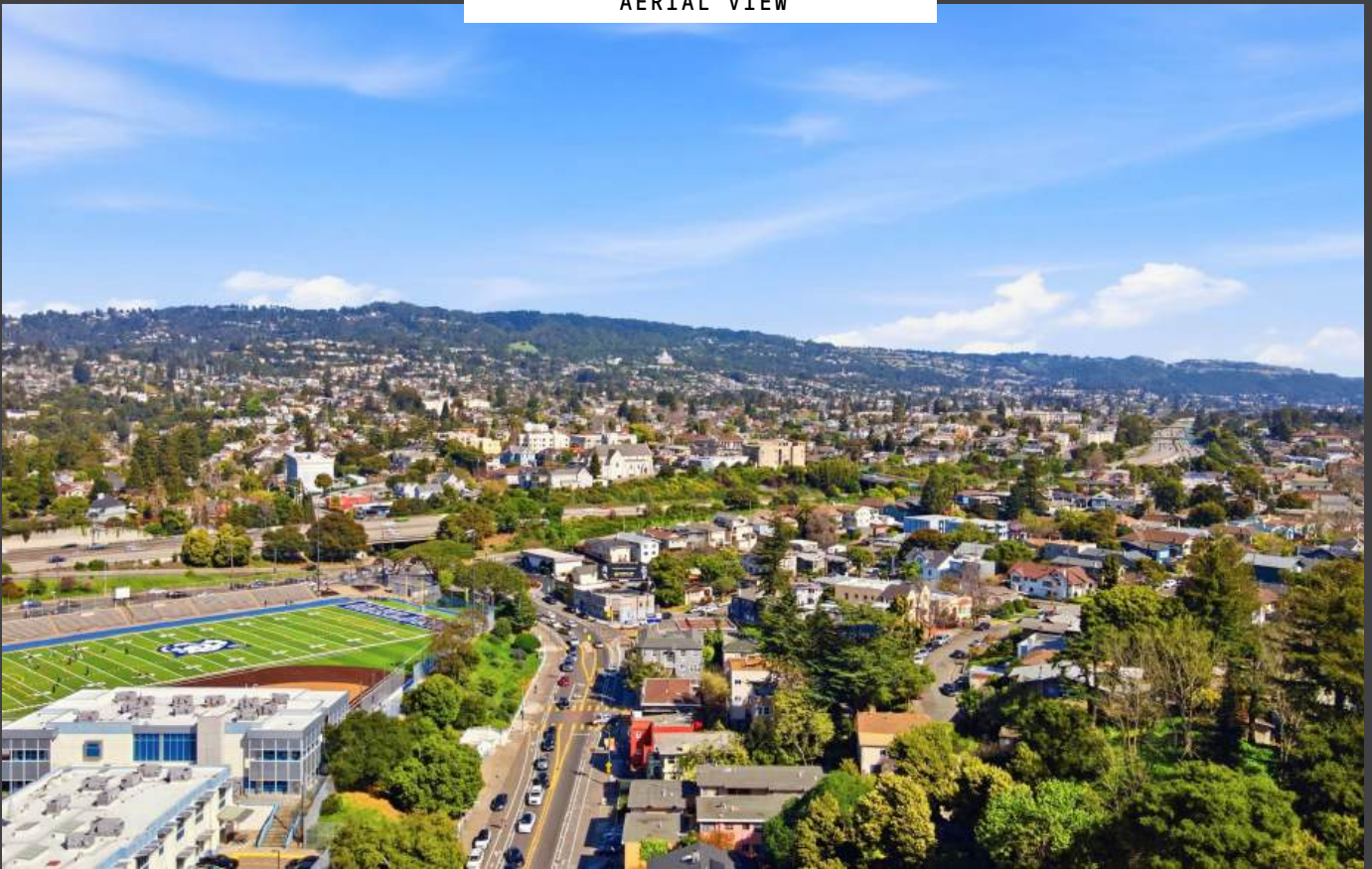
Paid by Tenant

### GARBAGE

Paid by Owner



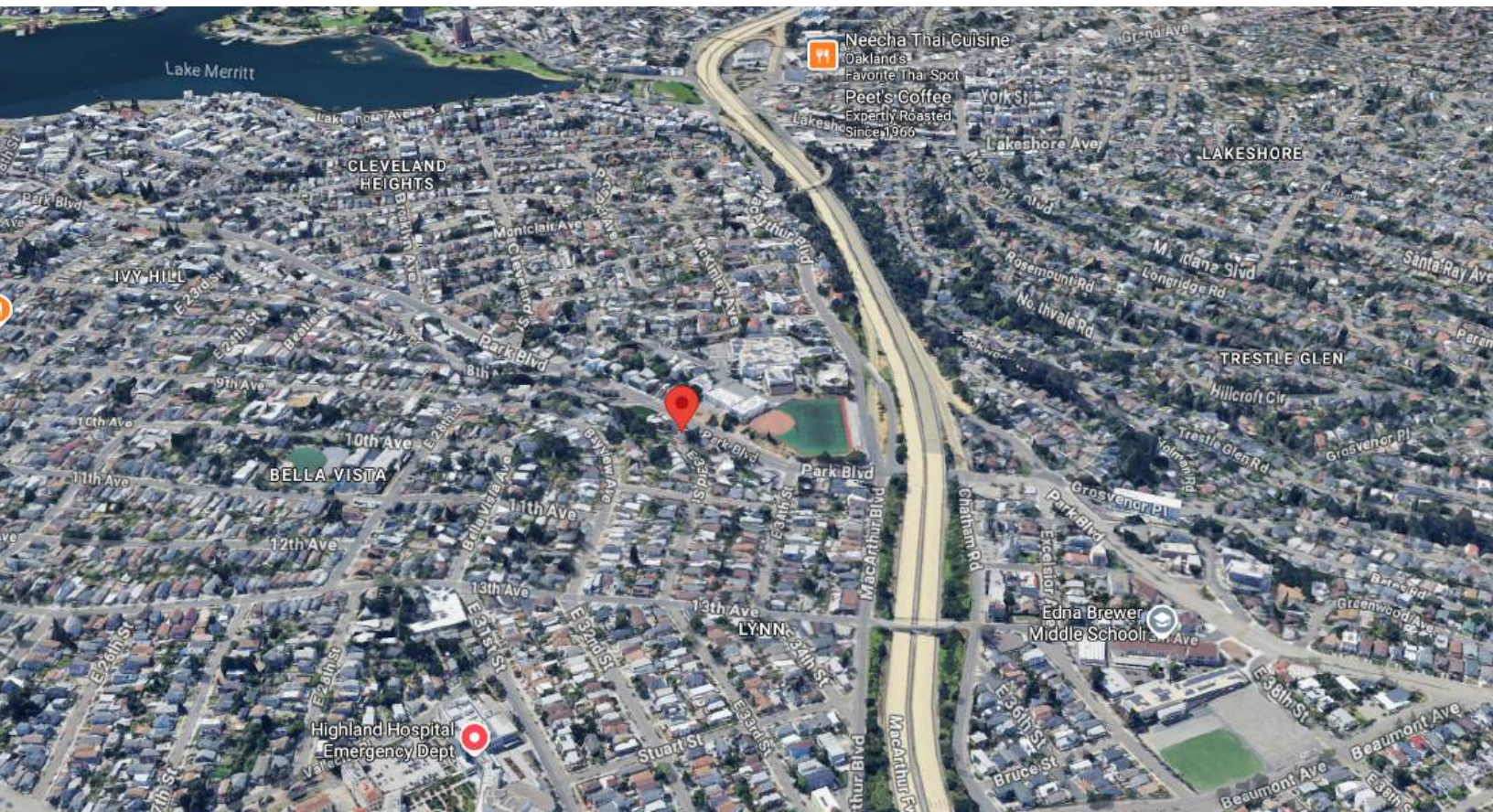
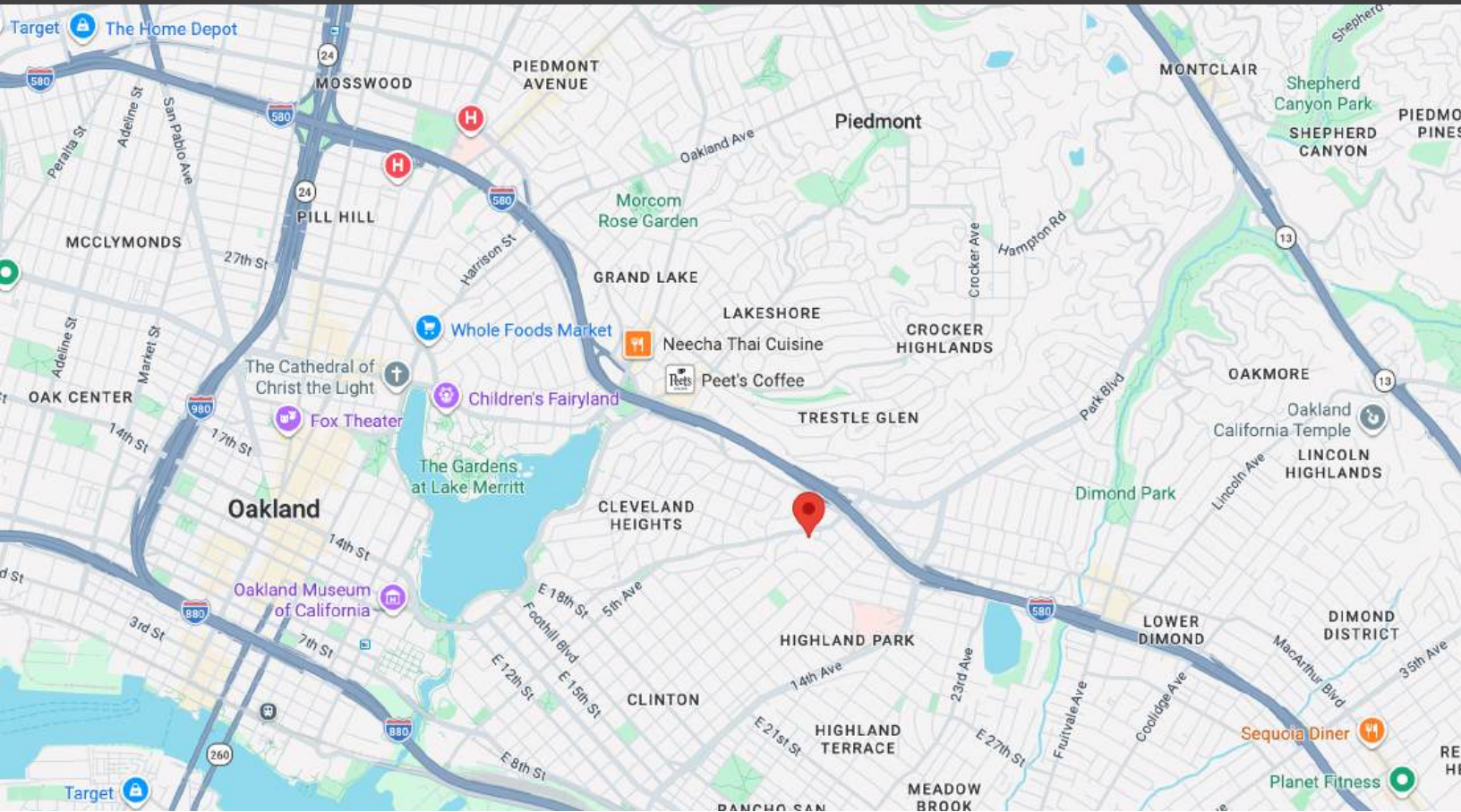
AERIAL VIEW



INTERIOR



# Local Map



# Area Overview



PARK BLVD

Nestled in the heart of Oakland, the Park Blvd area offers a unique blend of urban convenience and natural beauty. This prime location is just steps away from the iconic Lake Merritt, a beloved destination for outdoor enthusiasts, joggers, and picnickers. The lake's scenic walking paths, boating activities, and lush gardens make it a true gem of the East Bay.

For commuters, the property is minutes from Fruitvale BART, providing seamless access to the entire Bay Area. The nearby 580 Freeway ensures quick connections to Downtown Oakland, Berkeley, and San Francisco. The neighborhood is rich in culture and amenities, with a diverse array of dining, shopping, and entertainment options. From the bustling Grand Lake District to the vibrant Fruitvale neighborhood, you'll find everything from trendy cafes and artisanal markets to authentic international cuisine.

Families and professionals alike will appreciate the proximity to top-rated schools, parks, and community centers. The area is also known for its charming tree-lined streets, historic architecture, and a welcoming community vibe.



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