

Under-Contract: 4609 Bond St

OAKLAND, CA 94601



Property Highlights

- Sixteen Studios and Twelve One Bedroom-One Bath Units
- 4.65% in-place cap rate with significant rental upside
- Short distance to Fruitvale Bart and city bus lines
- Twenty-one of the twenty-eight units have been remodeled
- Completed Seismic Retrofit in 2006
- New Roof / Pitched Composition

Offering Summary

Sale Price:	\$5,600,000
Number of Units:	28
Lot Size:	8,250 SF
Building Size:	15,464 SF
NOI:	\$260,261.92
Cap Rate:	4.65%

Demographics	0.5 Miles	1 Mile	1.5 Miles
Total Households	3,215	12,200	27,009
Total Population	10,823	39,713	84,078
Average HH Income	\$48,365	\$48,722	\$51,444



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