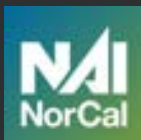


VACANT Duplex Steps from Lake Merritt

2307 HARRISON ST, OAKLAND, CA 94612



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SECTION 1

Property Information

Executive Summary

SALE PRICE \$1,150,000	BUILDING SIZE 3,168 SF	CAP RATE 5.45%
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Other Details

Offering Price:	\$1,150,000
Price / Unit:	\$575,000
Price / SF:	\$363.01
Number of Units:	2
NOI:	\$62,634
Cap Rate:	5.45%
GRM:	12.45
Building Size:	3,168 SF
Lot Size:	3,788 SF
Year Built:	1908

Property Highlights

- Rare opportunity to acquire a VACANT duplex in a Prime Downtown Oakland location
- Consists of two (2) large 1,500+ square foot 3 bedroom 1.5 bathroom units and three off-street parking spots
- Fully occupied by market-rate tenants offering excellent day-one cash flow
- Less than one mile to the 19th Street BART station offering a seamless connection to the entire Bay Area
- Walkable to both Kaiser Permanente and Sutter Health Alta Bates Medical Center, Oakland's largest employers

Property Description



Property Description

The Mitchell Warren Team is pleased to present 2307 Harrison Street, a well-maintained VACANT duplex located in Downtown Oakland just steps from Lake Merritt. The property consists of two (2) large 1,500+ square foot units and three off-street parking spaces. The property offers beautiful 1920s architecture, period-appropriate details, and hardwood floors. In addition, the property will allow the new owner to occupy one unit and/or place market-rate tenants delivering excellent day-one cash flow. This highly sought-after location will continue to attract premium tenants and maintain a low vacancy rate.

Location Description

2307 Harrison Street is located in Downtown Oakland steps from Lake Merritt. This property is less than a mile from 19th Street BART with easy access to interstates 580 and 880 for seamless connection to the entire San Francisco Bay Area. Residents enjoy endless amenities in Uptown, Downtown, and Lake Merritt, including Whole Foods, a 5-minute walk away. The properties are walkable to both Kaiser Permanente (Oakland's Largest Employer) and Sutter Health Alta Bates Medical Center (Oakland's Second Largest Employer), earning a near-perfect Walk Score of 97!

Additional Photos



Additional Photos

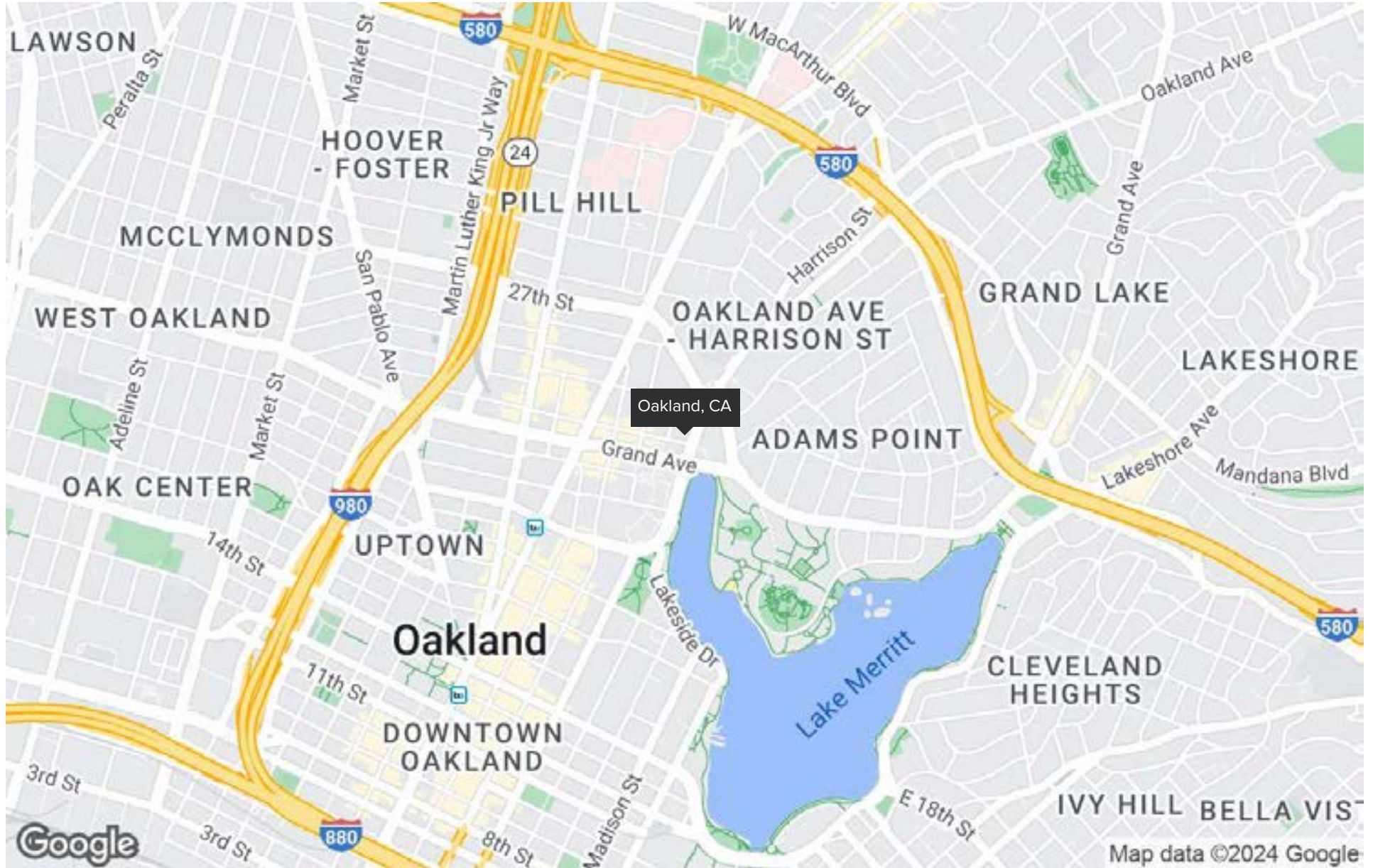




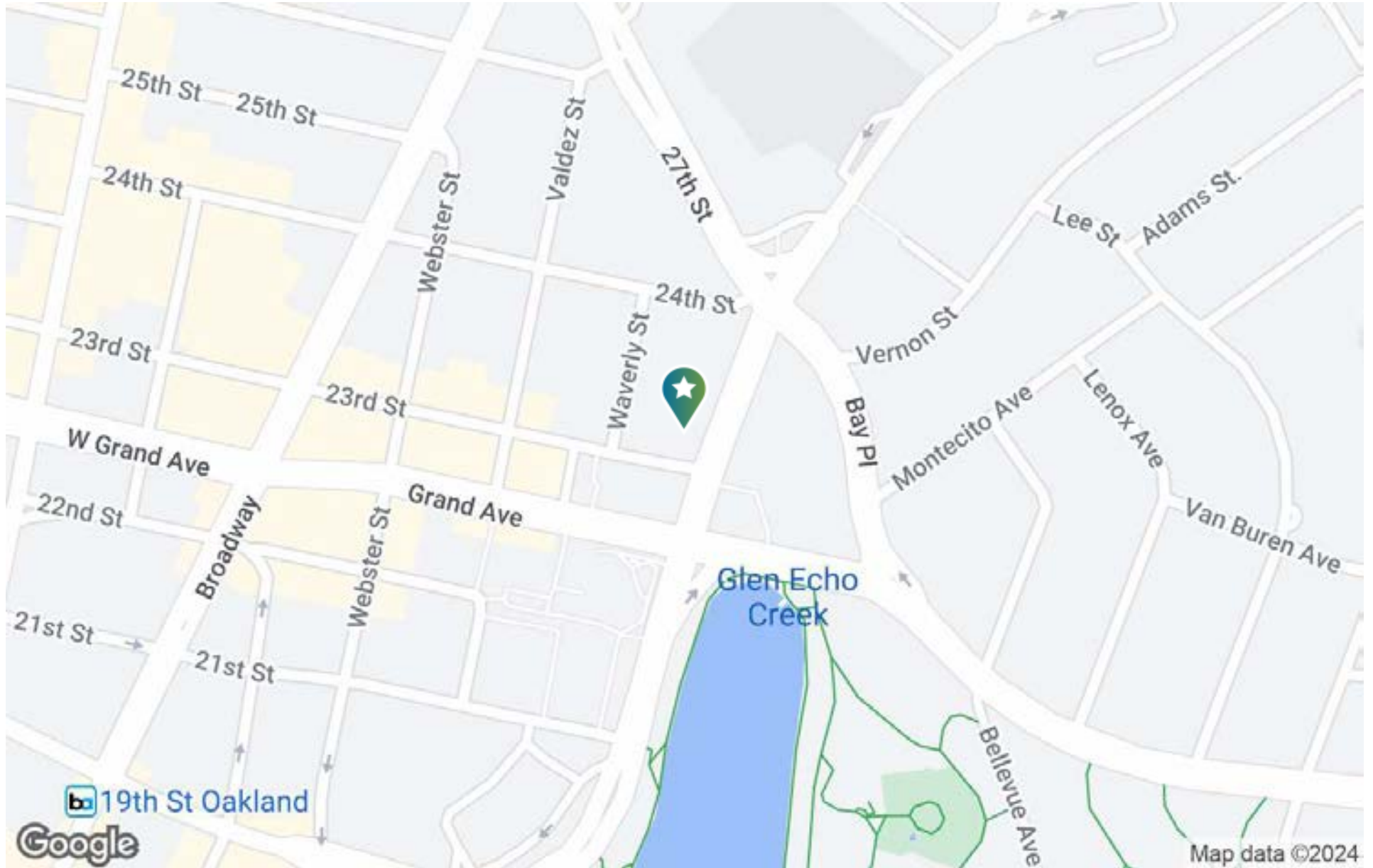
SECTION 2

Location Information

Regional Map



Location Map





SECTION 3

Financial Analysis

Rent Roll

Unit Number	Unit Bed	Unit Bath	Unit Size (SF)	Market Rent	Market Rent/SF	Notes
2307	2	1.5	1,584	\$3,850	\$2.43	Vacant
2311	3	1.5	1,584	\$3,850	\$2.43	Vacant
Totals/Averages			3,168	\$7,700	\$2.43	

Income & Expenses

Income Summary		Market	Per SF
Gross Income		\$89,628	\$28.29
Fixed Expenses	% Of Gross Income	Market	Per SF
Property Tax (1.3722%)	17.6%	\$15,780	\$4.98
Special Assessments (23-24 Actual)	3.4%	\$3,065	\$0.97
Insurance (2023 Actual)	3.7%	\$3,307	\$1.04
Total	24.7%	\$22,152	\$6.99
Operational Expenses	% Of Gross Income	Market	Per SF
Maintenance (Est \$500/Unit)	1.1%	\$1,000	\$0.32
Water (Est \$600/Unit)	1.3%	\$1,200	\$0.38
Garbage (Est \$550/Unit)	1.2%	\$1,100	\$0.35
Business License/Permits (1.395%/Gross)	1.5%	\$1,339	\$0.42
Rent Board (\$101/Unit)	0.2%	\$202	\$0.06
Total	5.4%	\$4,841	\$1.53
Gross Expenses	30.1%	\$26,993	\$8.52
Net Operating Income	69.9%	\$62,634	\$19.77



SECTION 4

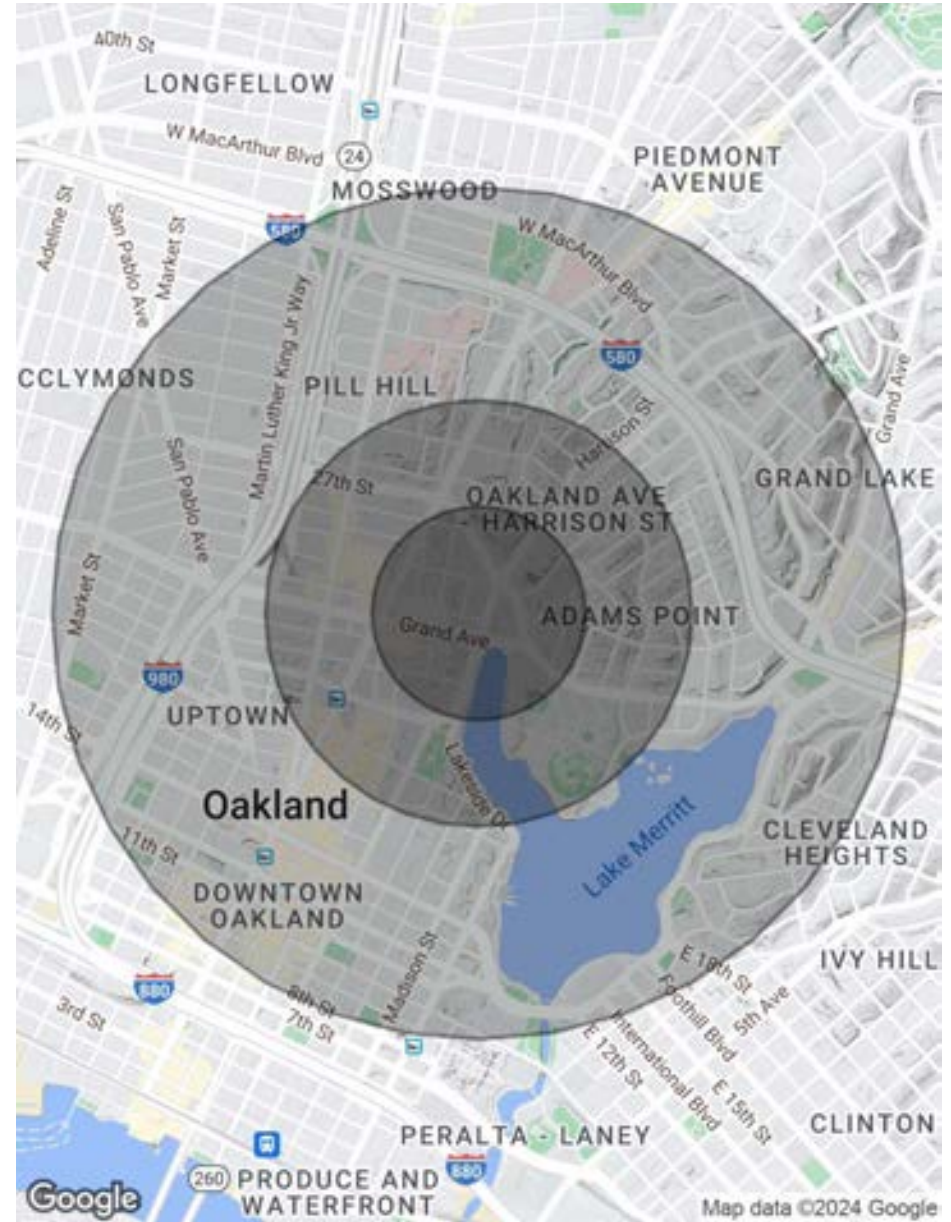
Demographics

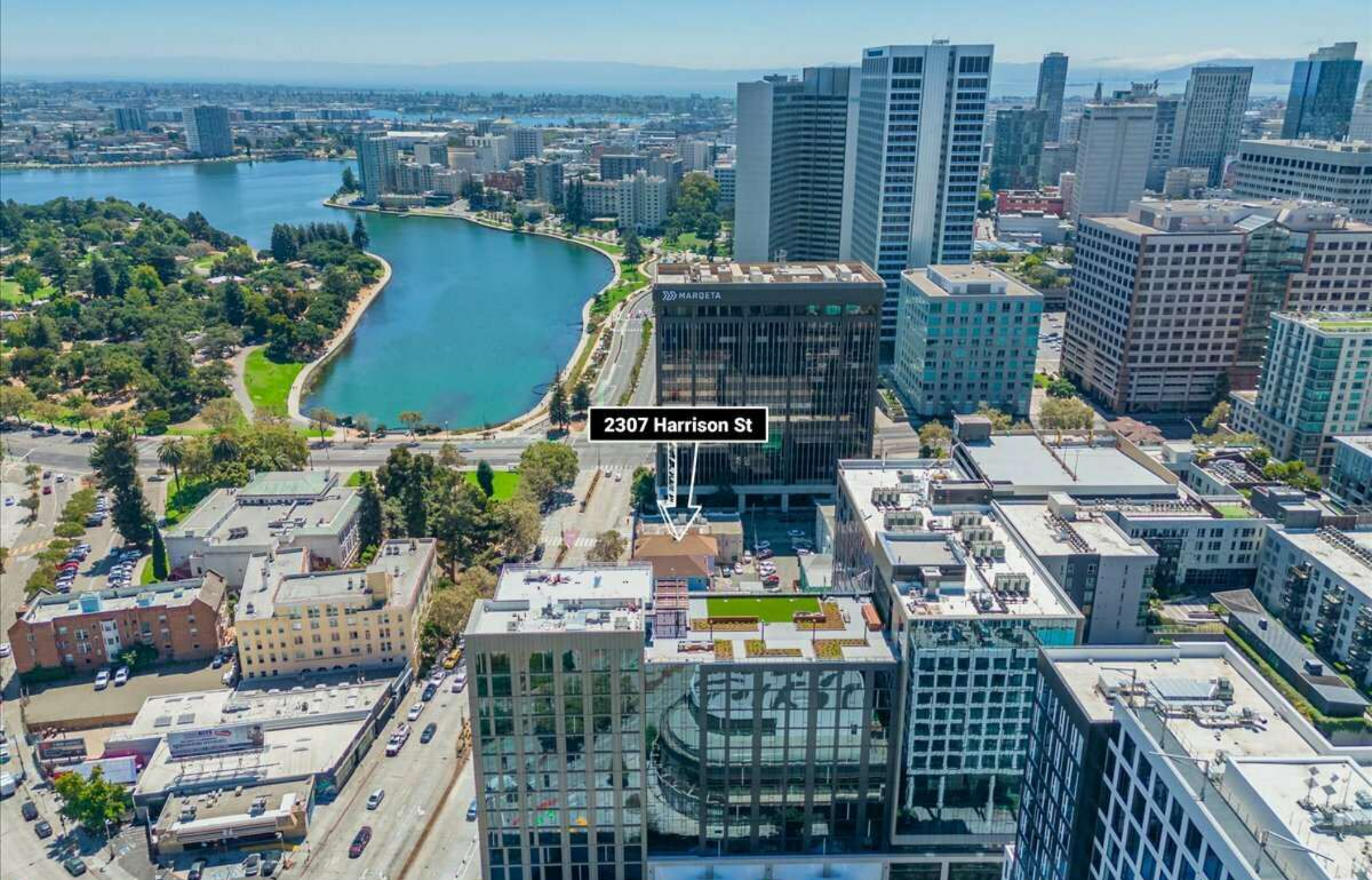
Demographics Map & Report

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	3,710	14,911	54,044
Average Age	42.2	40.3	39.0
Average Age (Male)	40.2	41.6	40.4
Average Age (Female)	48.0	41.6	39.3

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	2,566	9,271	30,865
# of Persons per HH	1.4	1.6	1.8
Average HH Income	\$89,879	\$97,900	\$95,801
Average House Value	\$427,764	\$474,522	\$485,100

* Demographic data derived from 2020 ACS - US Census





2307 Harrison St



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505 14th St, #900
Oakland, CA 94612

San Francisco
4 Embarcadero Center, #1400
San Francisco, CA 94111

San Jose
99 S Almaden Blvd, #600
San Jose, CA 95113