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SECTION 1

Property Information

Executive Summary

SALE PRICE

\$1,850,000

BUILDING SIZE

4,400 SF

CAP RATE

8.13%

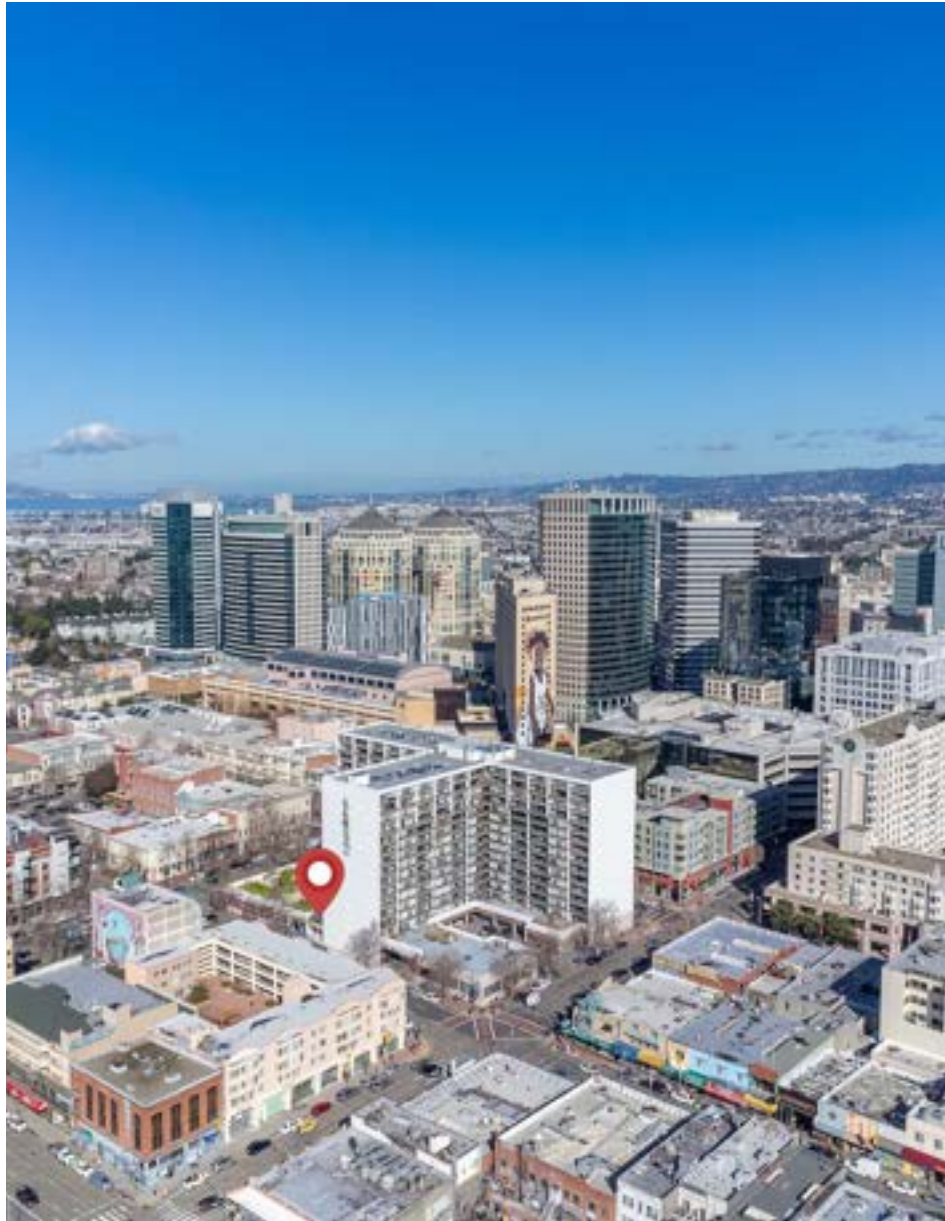
Other Details

Offering Price:	\$1,850,000
Price / SF:	\$420.45
Pro-Forma NOI:	\$150,480
Pro-Forma Cap Rate:	8.13%
Building Size:	4,400 SF
Lot Size:	4,400 SF
Year Built:	1980
Parking Spaces:	6

Property Highlights

- Great opportunity for an owner-user in a Prime Downtown Oakland location
- Six (6) deeded garage parking spaces and two private restrooms
- Expansive open floor plan offering many potential configurations
- Steps from Broadway offering endless dining and retail amenities
- Walk Score of 99 designated "Walker's Paradise" by walkscore.com
- Just four blocks from the 12th St BART Station offering complete bay area access

Additional Photos



Additional Photos

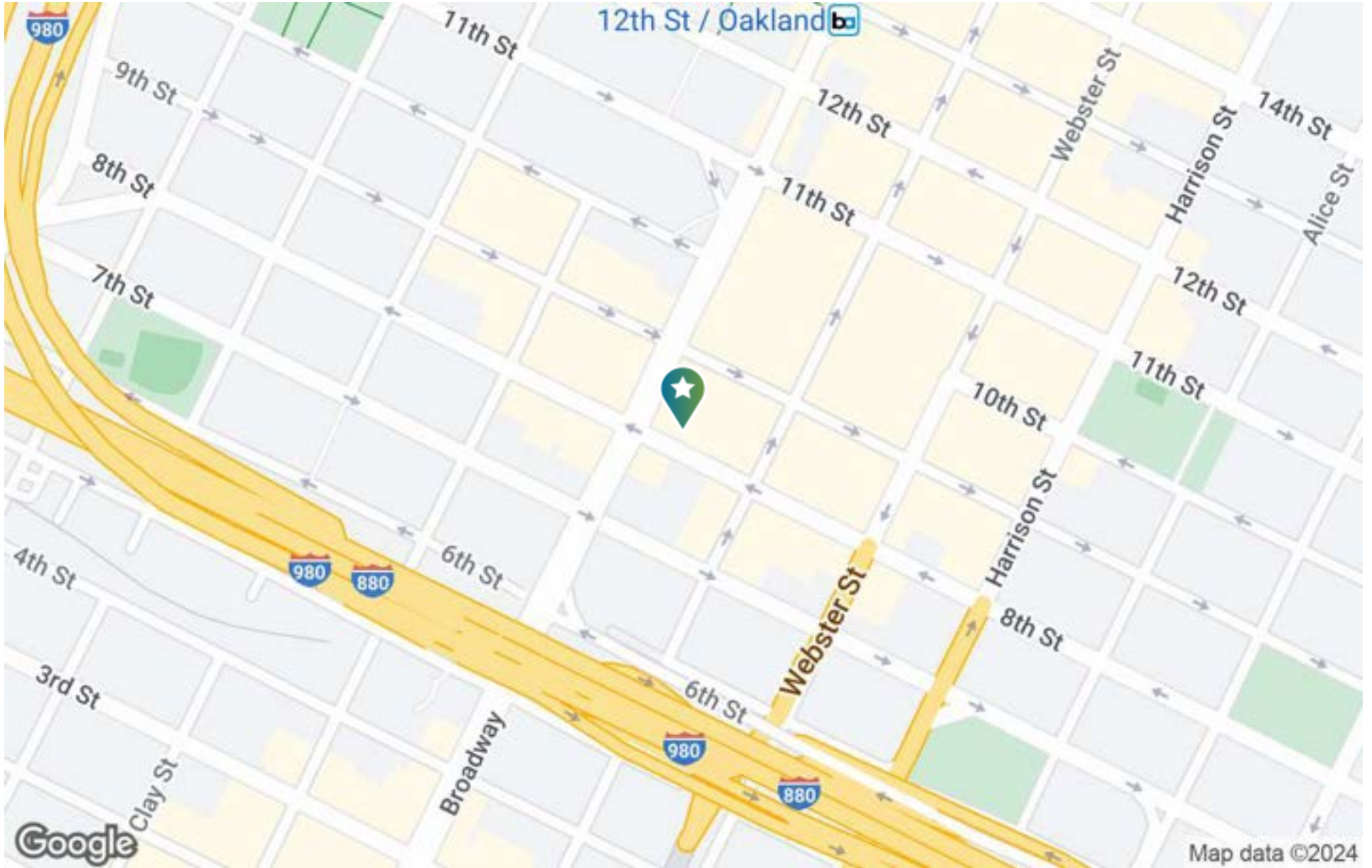




SECTION 2

Location Information

Location Map



Aerial Map





SECTION 3

Financial Analysis

Financial Summary

Investment Overview	Market
Price	\$1,850,000
Price per SF	\$420.45
CAP Rate	8.13%
Cash-on-Cash Return (yr 1)	9.15 %
Total Return (yr 1)	\$72,713
Operating Data	Market
Total Scheduled Income	\$158,400
Vacancy Cost	\$7,920
Operating Expenses	-
Net Operating Income	\$150,480
Pre-Tax Cash Flow	\$59,273
Financing Data	Market
Down Payment	\$647,500
Loan Amount	\$1,202,500
Interest Rate	6.5%
Debt Service	\$91,207
Debt Service Monthly	\$7,600
Principal Reduction (yr 1)	\$13,440

Rent Roll

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Tenant Name	Unit Number	Unit Size (SF)	Annual Projected Rent	% Of GLA	Price Per SF/YR	Notes
Vacant	416 8th St	4,400	\$158,400	100.0	\$36.00	NNN Lease
Totals/Averages		4,400	\$158,400		\$36.00	\$36.00



SECTION 4

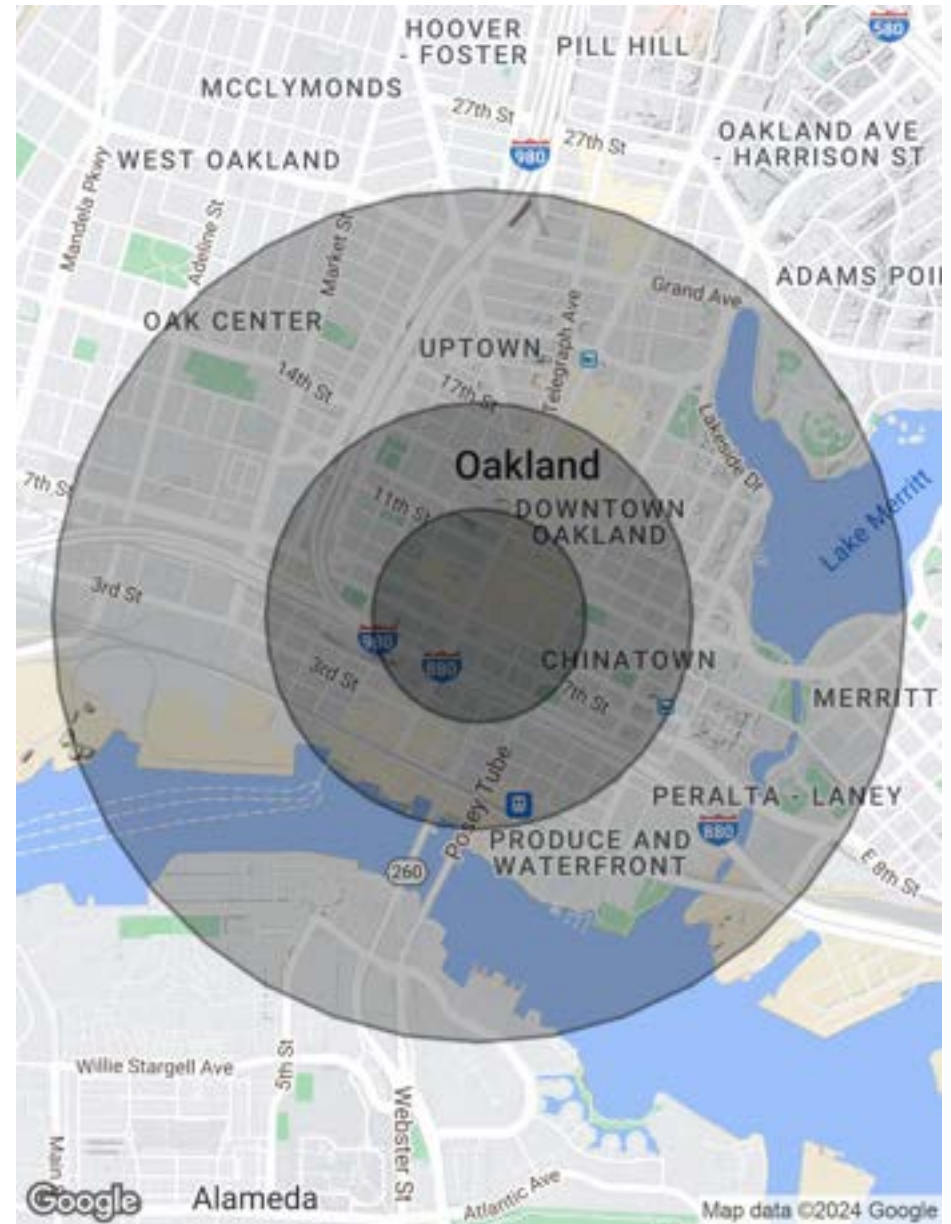
Demographics

Demographics Map & Report

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	3,546	10,816	32,027
Average Age	50.8	45.8	40.2
Average Age (Male)	49.1	45.6	40.2
Average Age (Female)	53.1	46.8	41.6

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	2,021	6,199	18,129
# of Persons per HH	1.8	1.7	1.8
Average HH Income	\$80,614	\$83,870	\$87,726
Average House Value	\$467,849	\$337,239	\$415,371

* Demographic data derived from 2020 ACS - US Census





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