



680 14th Street

OAKLAND, CA 94612



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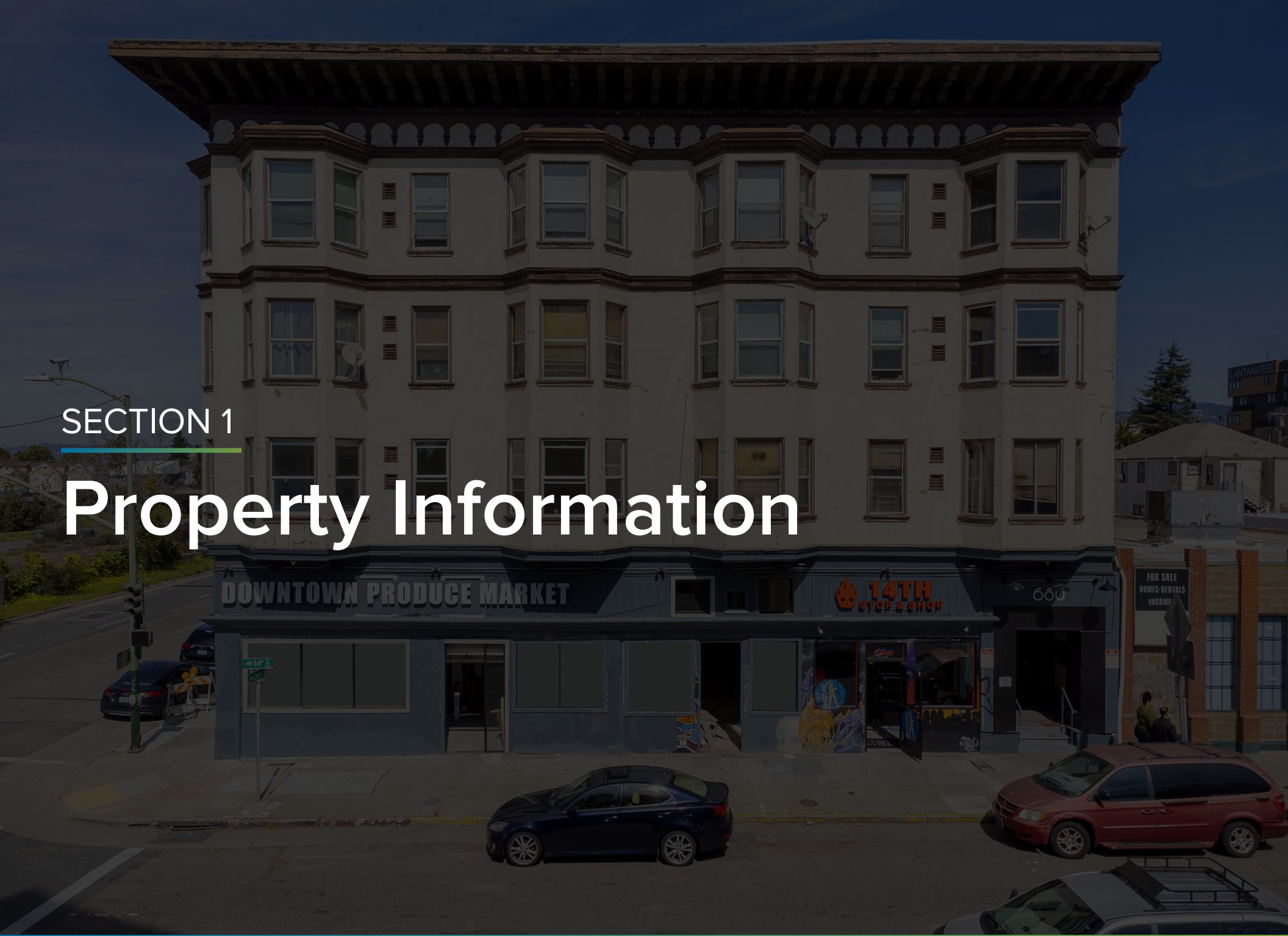
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SECTION 1

Property Information



Executive Summary

SALE PRICE
\$7,500,000

BUILDING SIZE
24,628 SF

CAP RATE
6.7%

Other Details

Offering Price:	\$7,500,000
Price / Unit:	\$174,419
Price / SF:	\$304.53
Number of Units:	43
NOI:	\$502,274
Cap Rate:	6.7%
GRM:	8.5
Market Cap Rate:	7.66%
Market GRM:	8.10
Building Size:	24,628 SF
Lot Size:	7,262 SF
Year Built:	1910

Property Highlights

- Consists of 41 Residential Apartments and 5,600 SF of Ground Floor Commercial Space
- 17 Units have been Renovated Including New Kitchens, Bathrooms, and Flooring
- Over \$60,000 in Recent Capital Improvements to the Common Areas
- Walk Score of 85 and Bike Score of 86 Making it an Attractive Choice for Potential Tenants
- Short Walk to both Oakland's City Center, a Major Downtown hub, and Preservation Park
- Just Four blocks to the 12th Street BART Station Offering Complete Bay Area Access

Property Description



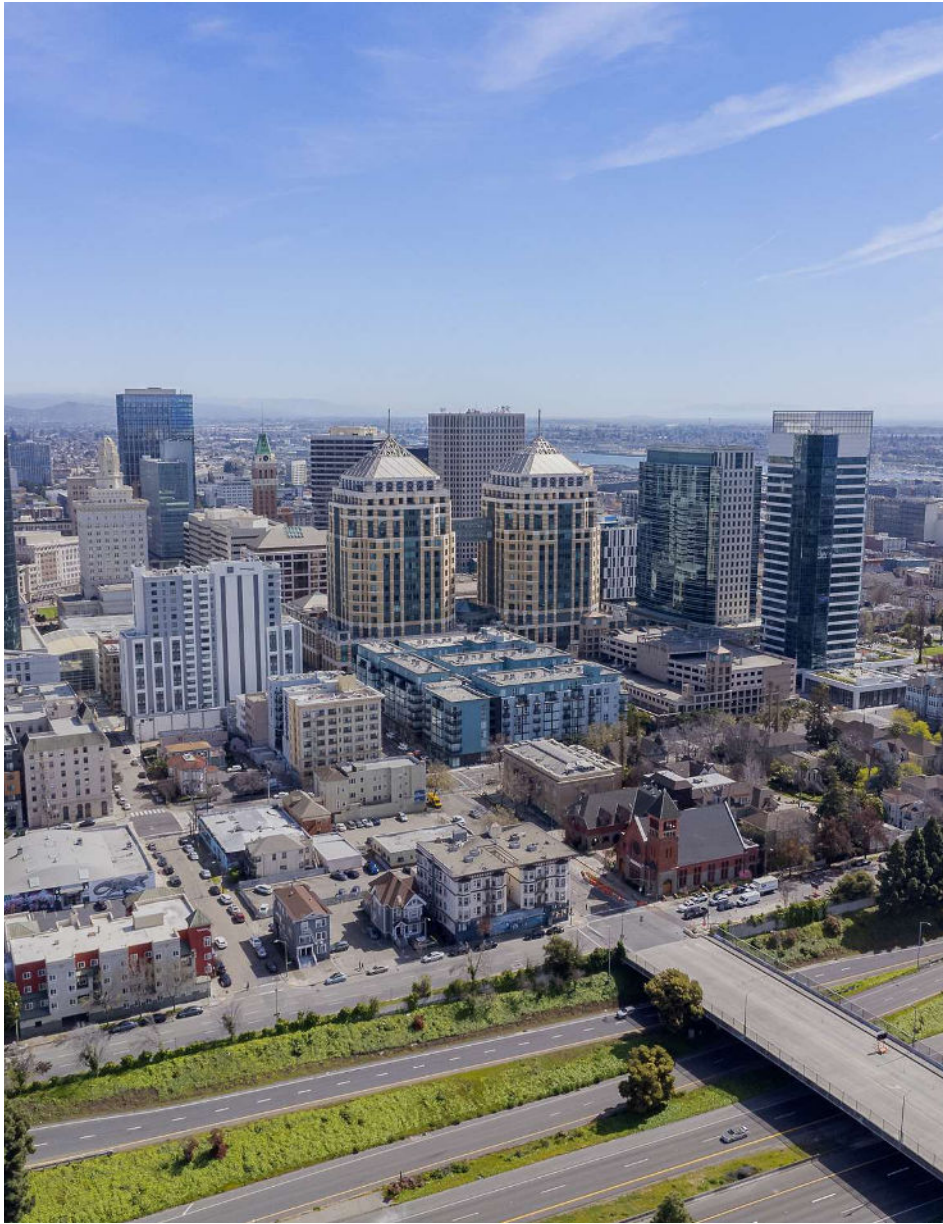
Property Description

The Mitchell Warren Team is pleased to present 680 14th Street, Oakland, CA a 24,628 SF property, boasting historic charm from its 1910 construction. The property features 43 units, consisting of 41 residential apartments and 5,600 SF of ground-floor commercial space. Over \$60,000 in recent capital improvements have been completed to the common areas. In addition, 17 units have been renovated including new kitchens, bathrooms, and flooring offering the buyer a proven template to maximize long-term cash flow. Don't miss the chance to invest in this thriving Oakland property with excellent commuter access and a unique blend of retail and residential spaces.

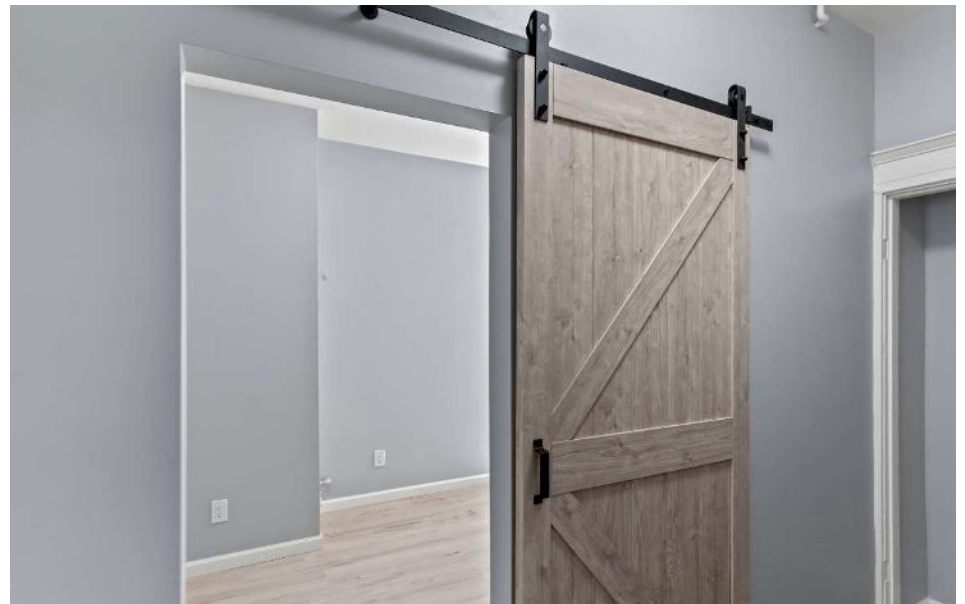
Location Description

680 14th Street is located in the heart of Downtown Oakland, a thriving business and dining district with a growing list of restaurants, cafés, bars, shops, and galleries. This attractive location is ideal for tenants commuting to all points of the Bay Area due to its central location right off the 980/880/580 freeways. Commuters utilizing public transportation will benefit from living just four blocks from the 12th Street BART Station, Downtown Oakland's Transportation Hub. Because of this property's appealing location, it will continue to demand premium tenants and maintain a very low vacancy rate.

Additional Photos



Interior Photos

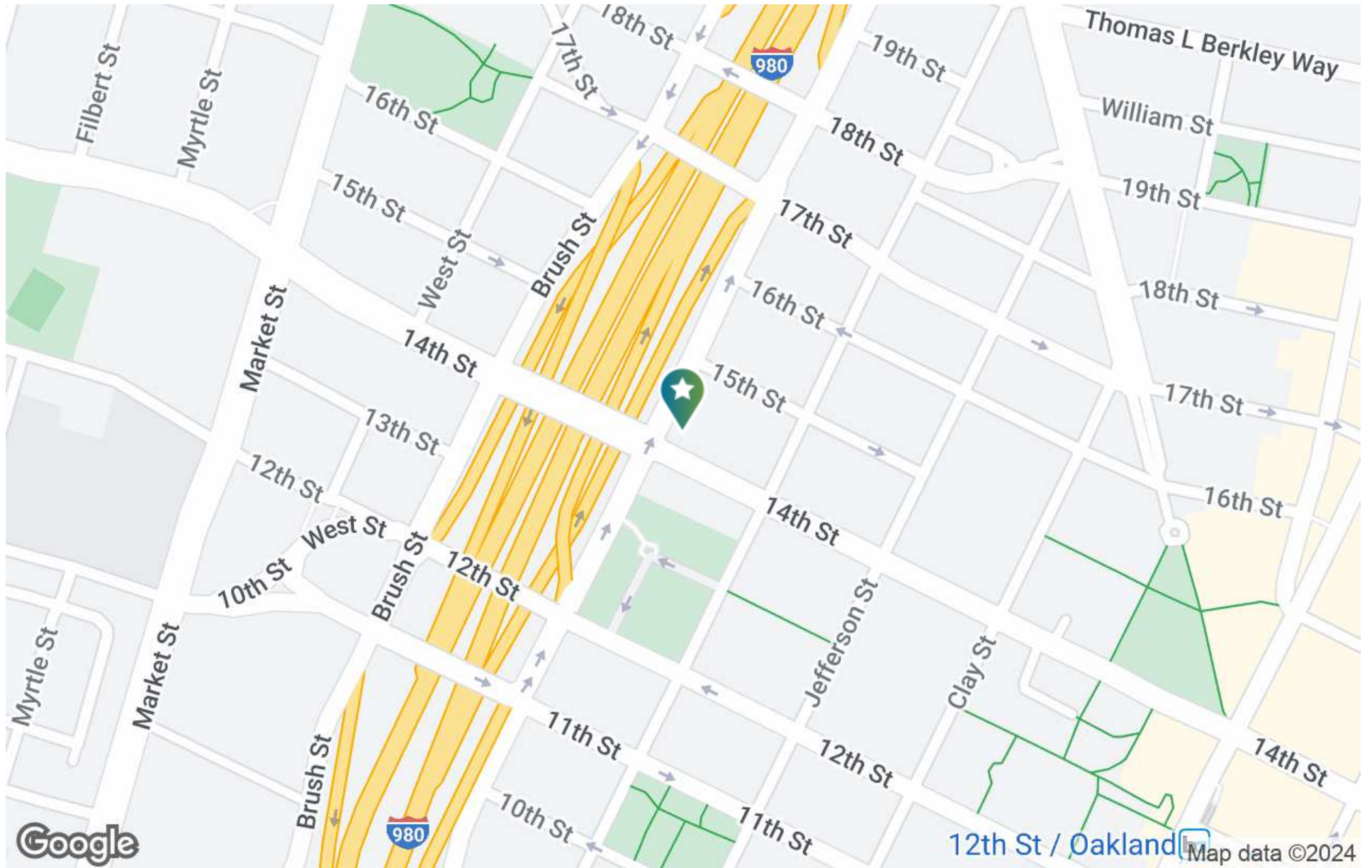




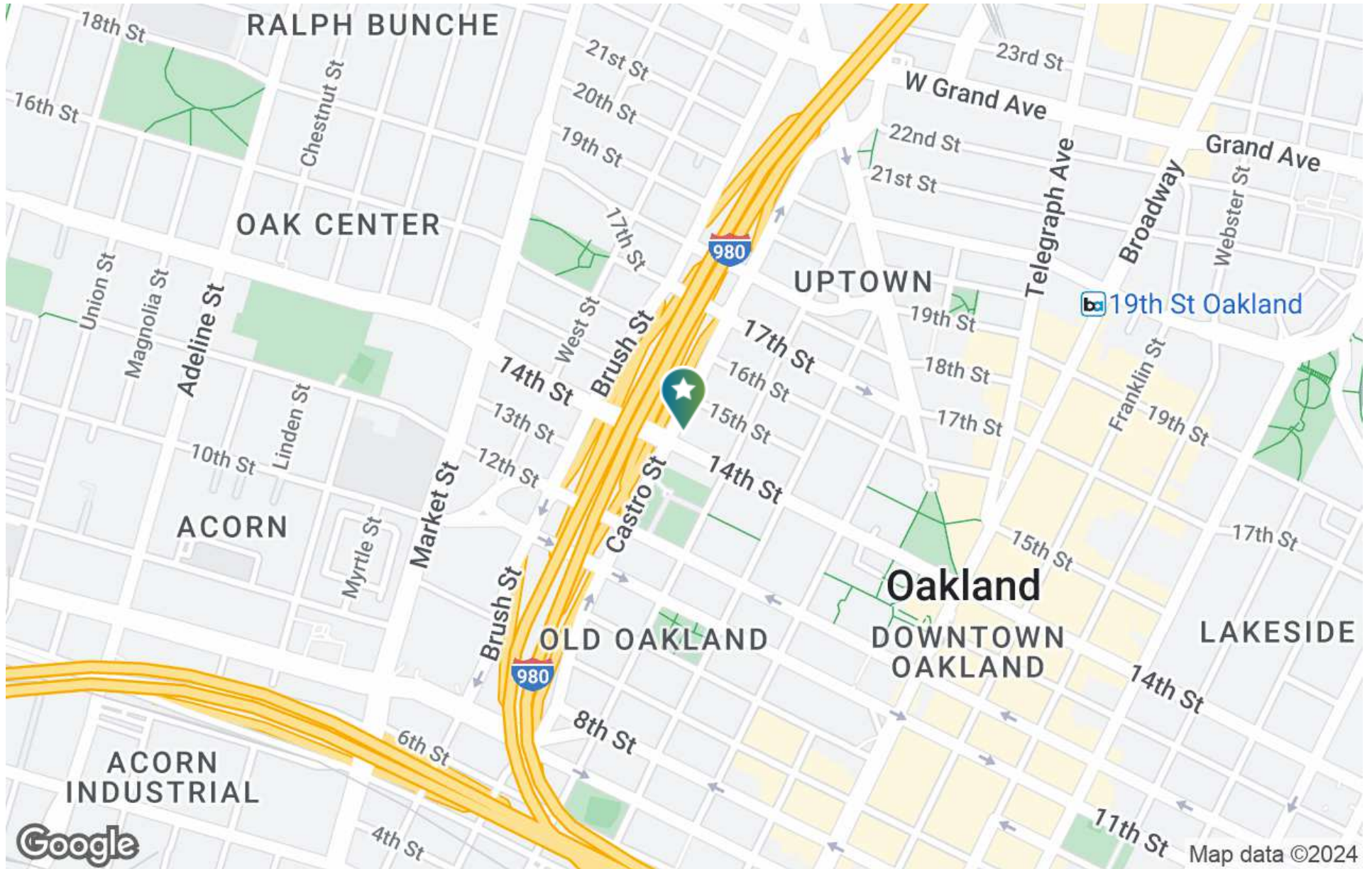
SECTION 2

Location Information

Location Map



Aerial Map





SECTION 3

Financial Analysis

Financial Summary

Investment Overview	Current	Market
Price	\$7,500,000	\$7,500,000
Price per Unit	\$174,418	\$174,418
GRM	8.50	7.15
CAP Rate	6.7%	8.85%
Cash-on-Cash Return (yr 1)	7.65 %	14.39 %
Total Return (yr 1)	\$183,524	\$345,296
Operating Data	Current	Market
Total Scheduled Income	\$882,025	\$1,048,800
Vacancy Cost	\$26,460	\$31,464
Gross Income	\$855,564	\$1,017,336
Operating Expenses	\$353,290	\$353,290
Net Operating Income	\$502,274	\$664,046
Pre-Tax Cash Flow	\$183,524	\$345,296
Financing Data	Current	Market
Down Payment	\$2,400,000	\$2,400,000
Loan Amount	\$5,100,000	\$5,100,000
Interest Rate	6.25%	6.25%
Debt Service	\$318,750	\$318,750
Debt Service Monthly	\$26,562	\$26,562
Principal Reduction (yr 1)	\$0	\$0

Rent Roll

Unit Number	Unit Bed	Unit Bath	Unit Size (SF)	Current Rent	Current Rent (Per SF)	Market Rent	Market Rent/SF	Notes
101	0	1	500	\$1,750	\$3.50	\$1,750	\$3.50	Vacant
102	0	1	500	\$777	\$1.55	\$1,750	\$3.50	
103	0	1	500	\$1,500	\$3.00	\$1,750	\$3.50	Completely Remodeled
104	0	1	500	\$1,650	\$3.30	\$1,750	\$3.50	Completely Remodeled
201	0	1	500	\$804	\$1.61	\$1,750	\$3.50	
202	0	1	500	\$756	\$1.51	\$1,750	\$3.50	
203 Vacant	0	1	500	\$1,750	\$3.50	\$1,750	\$3.50	
204	0	1	500	\$1,750	\$3.50	\$1,750	\$3.50	Completely Remodeled On-Site
205	0	1	500	\$707	\$1.41	\$1,750	\$3.50	
206	0	1	500	\$787	\$1.57	\$1,750	\$3.50	
207	0	1	500	\$1,700	\$3.40	\$1,750	\$3.50	Completely Remodeled
208 Vacant	0	1	500	\$1,750	\$3.50	\$1,750	\$3.50	Remodeled
209	0	1	500	\$1,600	\$3.20	\$1,750	\$3.50	Completely Remodeled
210 Vacant	0	1	500	\$1,750	\$3.50	\$1,750	\$3.50	
211	0	1	500	\$752	\$1.50	\$1,750	\$3.50	
212	1	1	500	\$1,850	\$3.70	\$1,950	\$3.90	Completely Remodeled
301 Vacant	1	1	500	\$1,950	\$3.90	\$1,950	\$3.90	Completely Remodeled
302	0	1	500	\$1,650	\$3.30	\$1,750	\$3.50	Completely Remodeled
303	0	1	500	\$755	\$1.51	\$1,750	\$3.50	
304	0	1	500	\$693	\$1.39	\$1,750	\$3.50	
305	0	1	500	\$1,750	\$3.50	\$1,750	\$3.50	Completely Remodeled

Rent Roll

Unit Number	Unit Bed	Unit Bath	Unit Size (SF)	Current Rent	Current Rent (Per SF)	Market Rent	Market Rent/SF	Notes
306 Vacant	0	1	500	\$1,750	\$3.50	\$1,750	\$3.50	
307	0	1	500	\$748	\$1.50	\$1,750	\$3.50	
308	0	1	500	\$1,450	\$2.90	\$1,750	\$3.50	
309	0	1	500	\$1,650	\$3.30	\$1,750	\$3.50	Completely Remodeled
310	0	1	500	\$871	\$1.74	\$1,750	\$3.50	
311 Vacant	0	1	500	\$1,750	\$3.50	\$1,750	\$3.50	
312	0	1	500	\$780	\$1.56	\$1,750	\$3.50	
401 Vacant	0	1	500	\$1,750	\$3.50	\$1,750	\$3.50	
402	0	1	500	\$799	\$1.60	\$1,750	\$3.50	
403	0	1	500	\$1,750	\$3.50	\$1,750	\$3.50	Completely Remodeled
404	0	1	500	\$1,750	\$3.50	\$1,750	\$3.50	Completely Remodeled
405	0	1	500	\$1,550	\$3.10	\$1,750	\$3.50	
406	0	1	500	\$1,595	\$3.19	\$1,750	\$3.50	Completely Remodeled
407	0	1	500	\$1,650	\$3.30	\$1,750	\$3.50	Completely Remodeled
408	0	1	500	\$1,324	\$2.65	\$1,750	\$3.50	
409	0	1	500	\$1,650	\$3.30	\$1,750	\$3.50	Completely Remodeled
410	0	1	500	\$1,750	\$3.50	\$1,750	\$3.50	Completely Remodeled

Rent Roll

Unit Number	Unit Bed	Unit Bath	Unit Size (SF)	Current Rent	Current Rent (Per SF)	Market Rent	Market Rent/SF	Notes
411	0	1	500	\$1,750	\$3.50	\$1,750	\$3.50	Completely Remodeled
412 Vacant	0	1	500	\$1,750	\$3.50	\$1,750	\$3.50	
Ground Floor Retail			5,600	\$16,800	\$3.00	\$16,800	\$3.00	5yr with 5yr Option 3% Annual Increase
Laundry				\$200		\$200		
Totals/Averages			25,600	\$73,502	\$2.87	\$87,400	\$3.51	\$0.00

Income & Expenses

Income Summary		Current	Per SF
Gross Income		\$855,564	\$34.74
Fixed Expenses	% Of Gross Income	Current	Per SF
Property Tax (1.3722%)	12.1%	\$103,290	\$4.19
Special Assessments (23-24 Actual)	3.9%	\$33,742	\$1.37
Insurance (Est \$1.50/SF)	4.3%	\$36,942	\$1.50
Total	20.3%	\$173,974	\$7.06
Operational Expenses	% Of Gross Income	Current	Per SF
Maintenance (Est \$500/unit)	2.5%	\$21,500	\$0.87
Reserves (Est \$200/unit)	1.0%	\$8,600	\$0.35
PG&E (2023 Actual)	6.3%	\$53,789	\$2.18
Water (2023 Actual)	2.4%	\$20,555	\$0.83
Refuse (2023 Actual)	3.0%	\$25,861	\$1.05
Business License/Permits (Est 1.395% Gross)	1.4%	\$11,903	\$0.48
Rent Board (\$101/Unit)	0.5%	\$4,040	\$0.16
Management (2023 Actual)	3.9%	\$33,068	\$1.34
Total	21.0%	\$179,316	\$7.28
Gross Expenses	41.3%	\$353,290	\$14.35
Net Operating Income	58.7%	\$502,274	\$20.39



SECTION 4

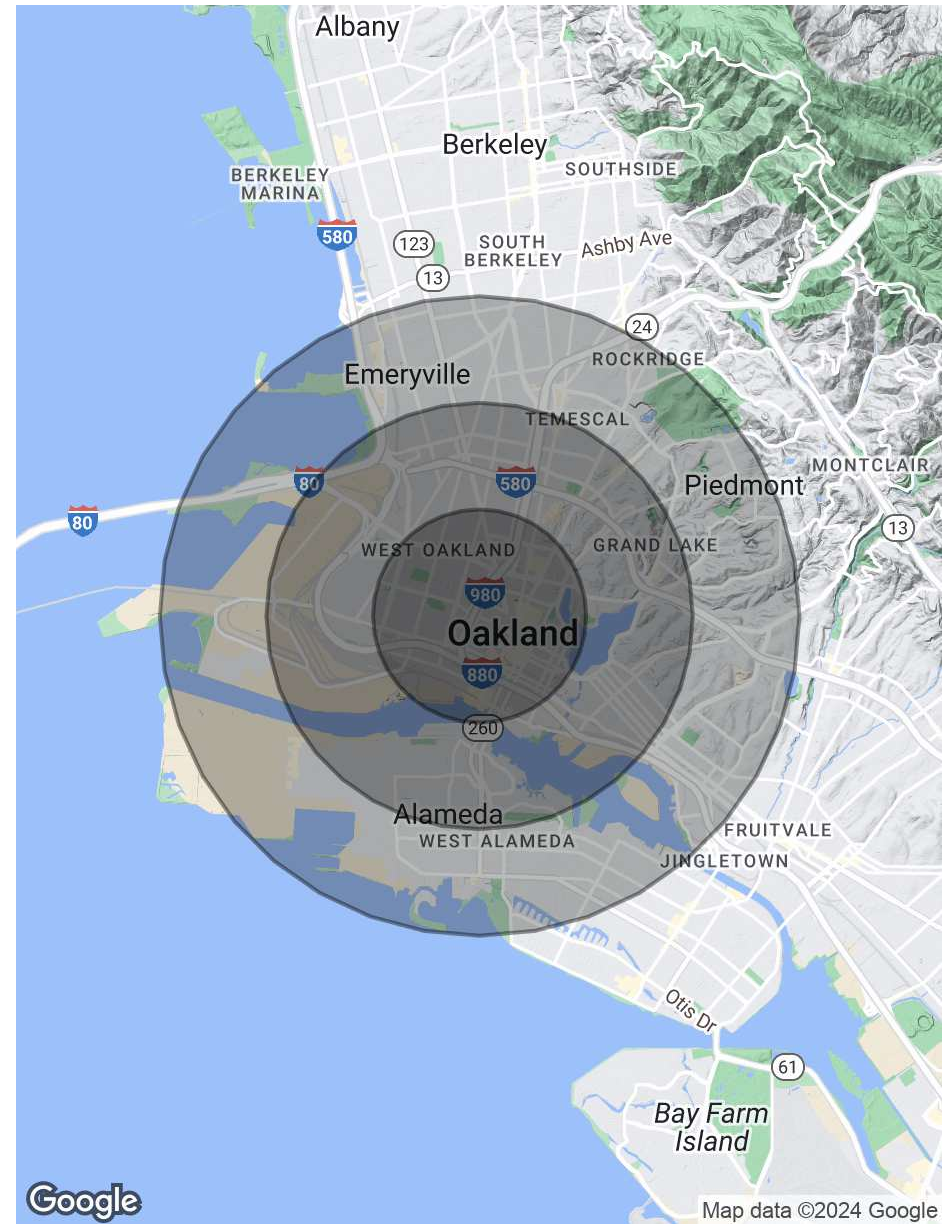
Demographics

Demographics Map & Report

Population	1 Mile	2 Miles	3 Miles
Total Population	28,416	102,554	216,732
Average Age	40.2	37.1	37.4
Average Age (Male)	37.6	36.1	36.6
Average Age (Female)	40.7	37.5	38.0

Households & Income	1 Mile	2 Miles	3 Miles
Total Households	14,107	51,951	104,581
# of Persons per HH	2.0	2.0	2.1
Average HH Income	\$41,832	\$54,256	\$67,332
Average House Value	\$446,847	\$453,796	\$592,896

2020 American Community Survey (ACS)





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