



**1432-1436 45th Avenue**  
OAKLAND, CA 94601



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SECTION 1

# Property Information

# Executive Summary

SALE PRICE

**\$1,295,000**

BUILDING SIZE

**6,812 SF**

CAP RATE

**6.41%**

## Other Details

<b>Offering Price:</b>	\$1,295,000
<b>Price / Unit:</b>	\$129,500
<b>Price / SF:</b>	\$190.11
<b>Number of Units:</b>	10
<b>NOI:</b>	\$82,946
<b>Cap Rate:</b>	6.41%
<b>GRM:</b>	8.76
<b>Market Cap Rate:</b>	10.93%
<b>Market GRM:</b>	6.22
<b>Building Size:</b>	6,812 SF
<b>Lot Size:</b>	14,450 SF
<b>Year Built:</b>	1935 / 1941

## Property Highlights

- Two separately parceled adjacent buildings (6 units + 4 units), providing scale with added flexibility for future financing or disposition strategies.
- Desirable Unit Mix featuring two 2BD/1BA units, seven 1BD/1BA units, and one studio unit, well-positioned to capture strong local rental demand.
- Eight Off-Street Parking Spaces offering added tenant convenience and increased rental appeal in a high-density neighborhood.
- Prime Fruitvale Location with a Walk Score of 93, surrounded by shops, restaurants, services, and neighborhood amenities.
- Located just 0.8 miles from Fruitvale BART, with easy access to Interstate 880, providing seamless connectivity to the Bay Area.
- Strong In-Place Income with Long-Term Upside in one of Oakland's most transit-connected and amenity-rich neighborhoods.

# Property Description



## Property Description

The Mitchell Warren Team is pleased to present 1432–1436 45th Avenue, a 10-unit multifamily offering consisting of two separately parceled, adjacent buildings in Oakland’s Fruitvale district. The property includes a 6-unit building and a 4-unit building, presenting a rare opportunity to acquire scale with flexibility for future disposition or financing strategies. The unit mix consists of two 2-bedroom/1-bath units, seven 1-bedroom/1-bath units, and one studio unit, catering to strong local rental demand. The property also features eight off-street parking spaces, providing added convenience for tenants. This is a compelling opportunity to acquire a well-located asset with solid in-place income and long-term upside in one of Oakland’s most transit-connected neighborhoods.

## Location Description

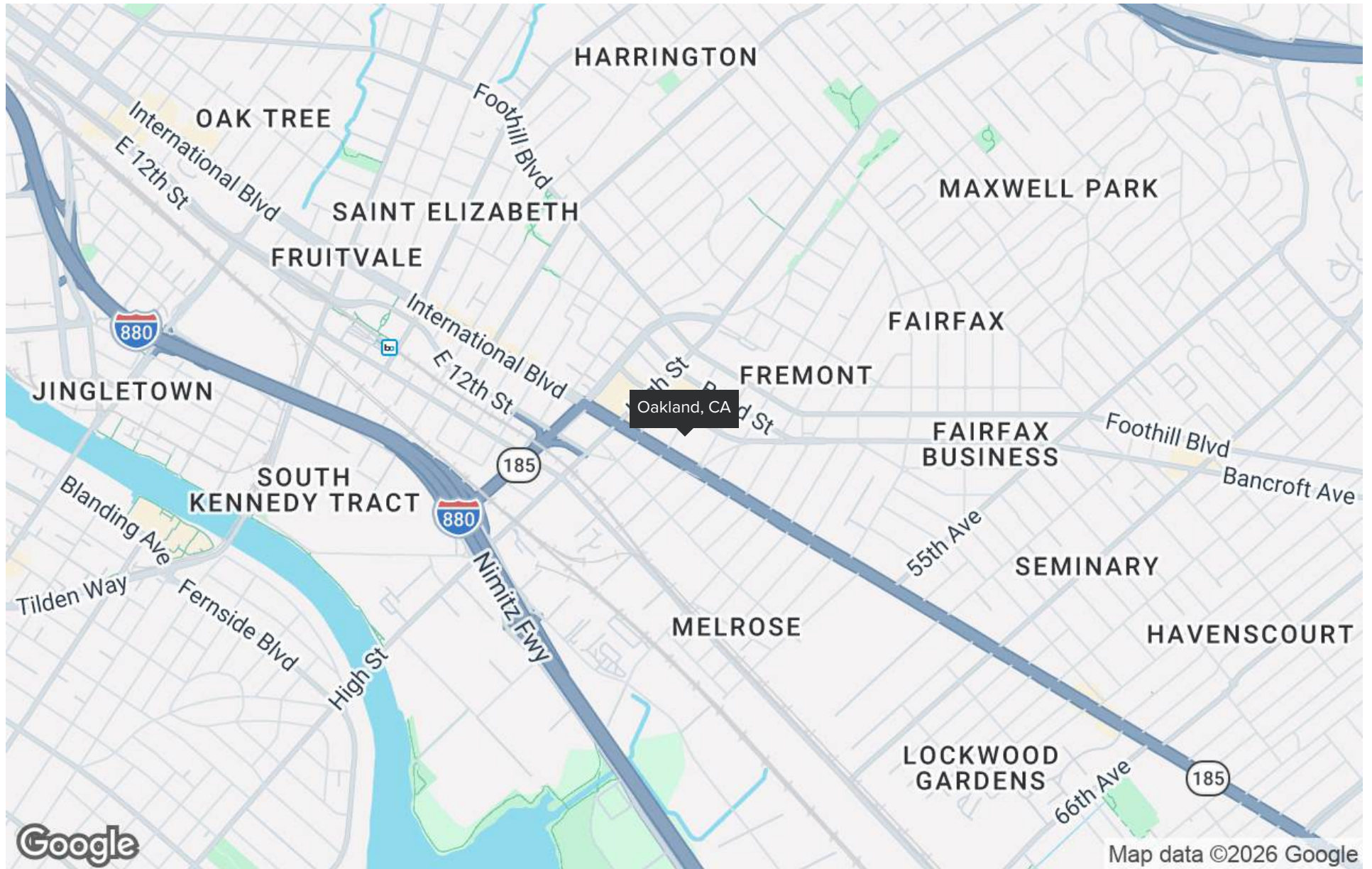
1432-1436 45th Avenue is located in Oakland’s vibrant Fruitvale district, with an impressive Walk Score of 93 and offering residents exceptional access to neighborhood amenities. The property is just 0.8 miles from the Fruitvale BART Station and provides convenient access to Interstate 880, allowing for easy connectivity to Downtown Oakland, San Francisco, and the greater Bay Area. Residents enjoy close proximity to the shops, restaurants, and services of Fruitvale Village along International Boulevard, along with nearby parks and everyday conveniences, making this a highly accessible and well-positioned East Oakland investment location.



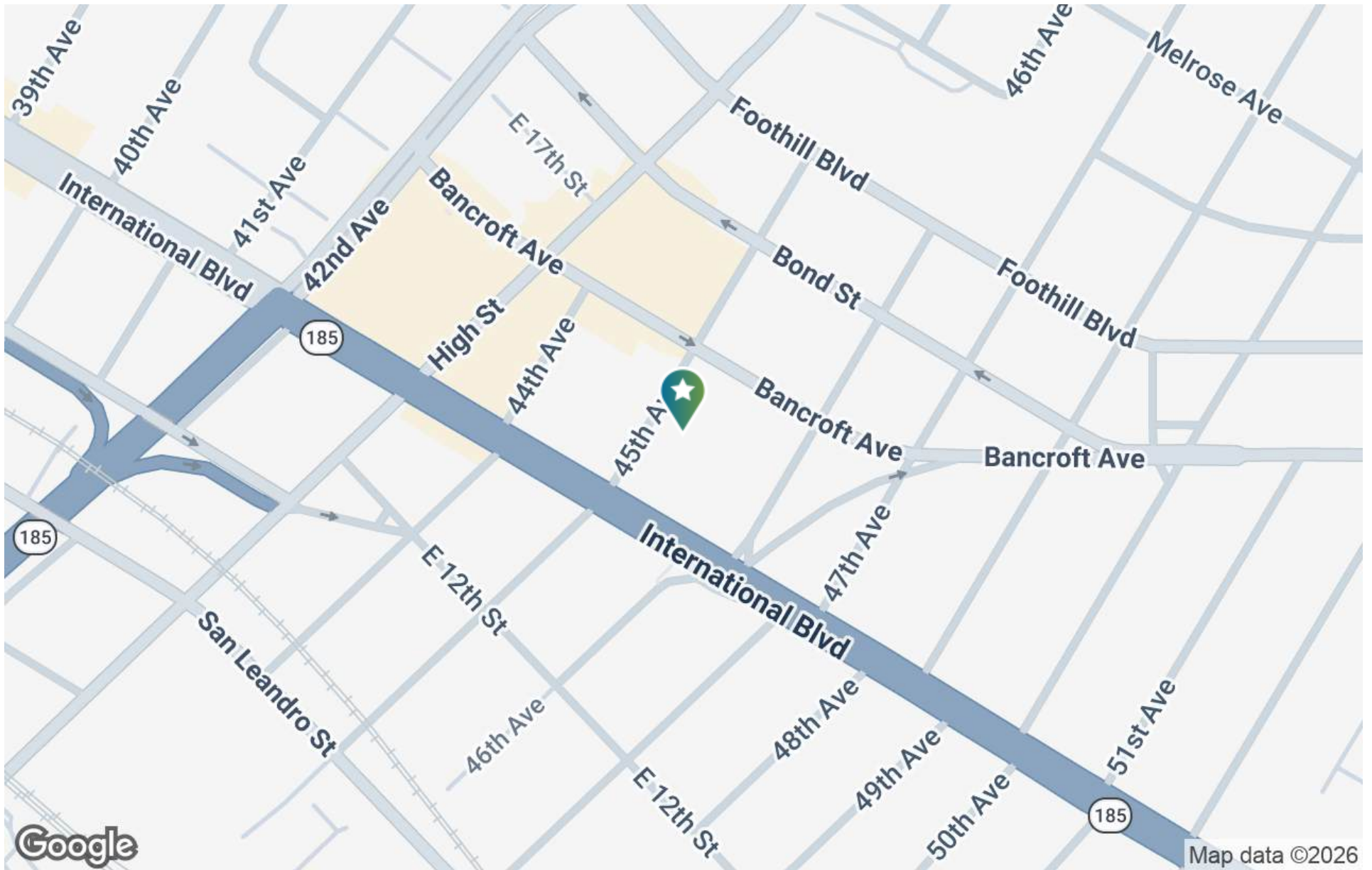
SECTION 2

# Location Information

# Regional Map



# Location Map





SECTION 3

# Financial Analysis

# Financial Summary

<b>Investment Overview</b>	<b>Current</b>	<b>Market</b>
Price	\$1,295,000	\$1,295,000
Price per Unit	\$129,500	\$129,500
GRM	8.76	6.22
CAP Rate	6.41%	10.93%
Cash-on-Cash Return (yr 1)	7.53 %	20.45 %
Total Return (yr 1)	\$34,124	\$92,704
<b>Operating Data</b>	<b>Current</b>	<b>Market</b>
Total Scheduled Income	\$147,808	\$208,200
Vacancy Cost	\$4,434	\$6,246
Gross Income	\$143,374	\$201,954
Operating Expenses	\$60,427	\$60,427
Net Operating Income	\$82,946	\$141,526
Pre-Tax Cash Flow	\$34,124	\$92,704
<b>Financing Data</b>	<b>Current</b>	<b>Market</b>
Down Payment	\$453,250	\$453,250
Loan Amount	\$841,750	\$841,750
Interest Rate	5.8%	5.8%
Debt Service	\$48,822	\$48,822
Debt Service Monthly	\$4,068	\$4,068
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
1424	0	1	470	\$1,096	\$2.33	\$1,495	\$3.18
1426	1	1	650	\$986	\$1.52	\$1,695	\$2.61
1428	1	1	650	\$1,262	\$1.94	\$1,695	\$2.61
1430	1	1	650	\$1,089	\$1.68	\$1,695	\$2.61
1432A	1	1	650	\$1,036	\$1.59	\$1,695	\$2.61
1432B	1	1	650	\$1,500	\$2.31	\$1,695	\$2.61
1434	2	1	900	\$1,546	\$1.72	\$1,995	\$2.22
1436A	1	1	640	\$1,081	\$1.69	\$1,695	\$2.65
1436B	1	1	640	\$1,361	\$2.13	\$1,695	\$2.65
1436C	2	1	900	\$1,356	\$1.51	\$1,995	\$2.22
<b>Totals/Averages</b>			<b>6,800</b>	<b>\$12,317</b>	<b>\$1.81</b>	<b>\$17,350</b>	<b>\$2.60</b>

# Income & Expenses

Income Summary		Current	Per SF
<b>Gross Income</b>		<b>\$143,374</b>	<b>\$21.05</b>
Fixed Expenses	% Of Gross Income	Current	Per SF
Property Tax (1.2779%)	11.5%	\$16,548	\$2.43
Special Assessments (25-26 Actual)	7.0%	\$10,074	\$1.48
Insurance (Est \$1.50/SF)	7.1%	\$10,218	\$1.50
<b>Total</b>	<b>25.7%</b>	<b>\$36,841</b>	<b>\$5.41</b>
Operational Expenses	% Of Gross Income	Current	Per SF
Maintenance (Est \$500/unit)	3.5%	\$5,000	\$0.73
Reserves (Est \$200/unit)	1.4%	\$2,000	\$0.29
Water & Sewer (2025 Actual)	3.9%	\$5,629	\$0.83
Refuse (2025 Actual)	5.3%	\$7,587	\$1.11
Business License/Permits (Est 1.395% Gross)	1.4%	\$2,000	\$0.29
Rent Board (\$137/Unit)	1.0%	\$1,370	\$0.20
<b>Total</b>	<b>16.5%</b>	<b>\$23,586</b>	<b>\$3.46</b>
<b>Gross Expenses</b>	<b>42.1%</b>	<b>\$60,427</b>	<b>\$8.87</b>
<b>Net Operating Income</b>	<b>57.9%</b>	<b>\$82,946</b>	<b>\$12.18</b>



SECTION 4

# Demographics

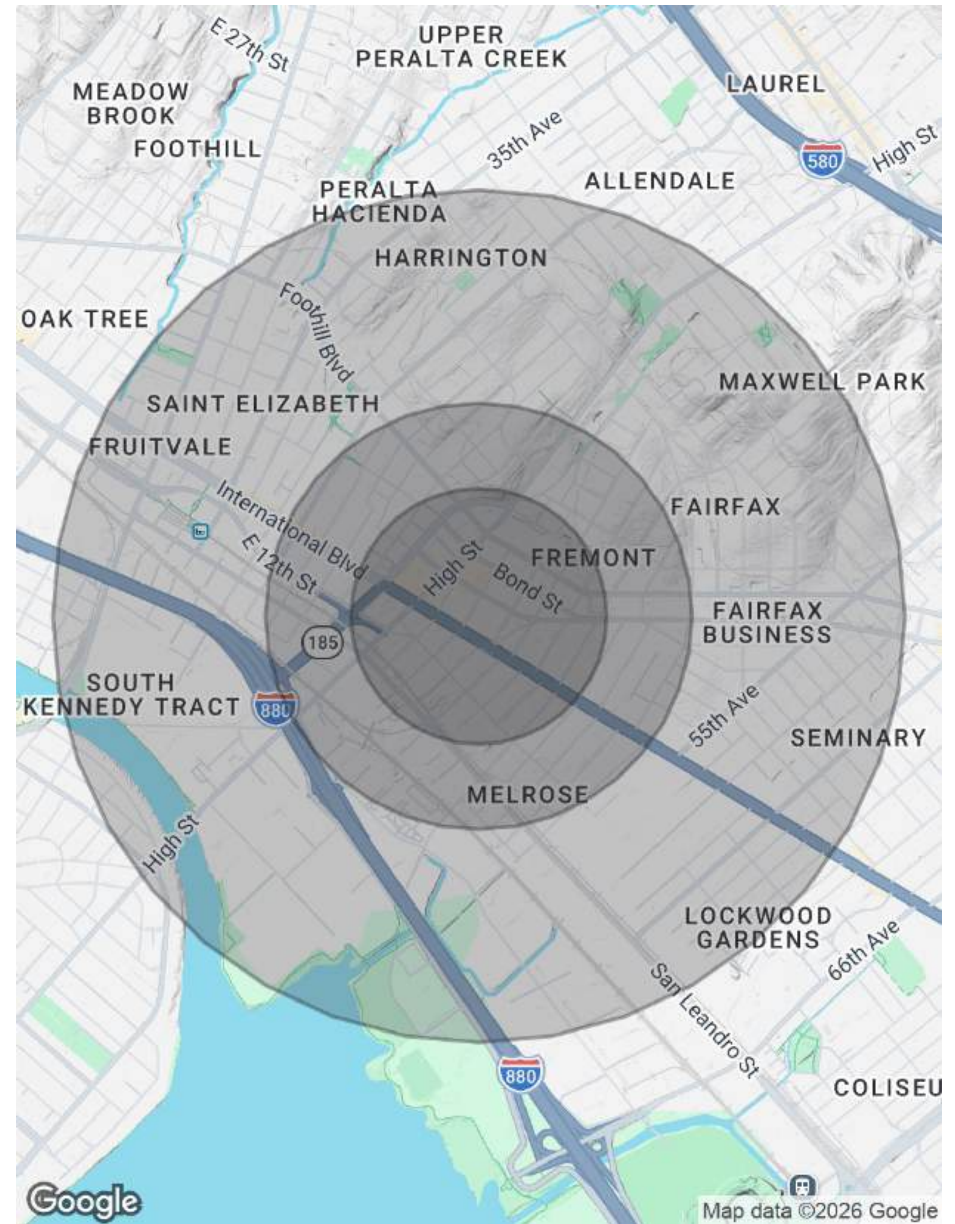
# Demographics Map & Report

Population	0.3 Miles	0.5 Miles	1 Mile
<b>Total Population</b>	5,421	11,455	39,742
<b>Average Age</b>	34	35	37
<b>Average Age (Male)</b>	34	35	36
<b>Average Age (Female)</b>	34	35	37

Households & Income	0.3 Miles	0.5 Miles	1 Mile
<b>Total Households</b>	1,321	2,924	11,658
<b># of Persons per HH</b>	4.1	3.9	3.4
<b>Average HH Income</b>	\$82,553	\$84,635	\$93,516
<b>Average House Value</b>	\$774,198	\$696,588	\$715,697

Demographics data derived from AlphaMap





SECTION 5

# About Our Team



## Kent Mitchell

Senior Vice President

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### Education

University of California  
Berkeley - BAEastern  
Theological Seminary -  
MASeveral Leadership

## Professional Background

Kent Mitchell is Senior Vice President of NAI Northern California with over seventeen years' experience in the Oakland Berkeley and regional Bay Area multifamily office and retail markets. A graduate of the University of California Berkeley Kent is a California Real Estate Broker who began his own real estate investment career purchasing a four-plex in the 1990s followed by larger partnership acquisitions.

Kent has represented clients and partners in commercial transactions ranging in size from under \$2 million to over \$60 million. As a broker and investor Kent has facilitated various aspects of purchase finance management capitalization improvement refinance and sale of well over \$100 million in regional and international commercial real estate. Kent facilitates transactions throughout the Bay Area applying his deep knowledge of rent control in core Bay Area cities and his expertise in capitalization strategies to help buyers and sellers locate the right opportunities and obtain the best pricing in their real estate purchase and sales.

## Recent Transactions

- 10 Units, 1742 Spruce St, Berkeley | \$5,720,000
- 11 Units, 2601 Ridge Rd, Berkeley | \$5,680,000
- 13,560 SF, 1620 San Pablo Ave, Berkeley | \$10,350,000
- 14 Units, 6521 San Pablo Ave, Oakland | \$5,510,000
- 14,098 SF, 524-530 8th St, Oakland | \$4,295,000
- 15 Units, 2427 Hilgard Ave, Berkeley | \$5,250,000
- 19 Units, 20411 Marshall St, Castro Valley | \$4,650,000
- 22,160 SF, 2120 Broadway, Oakland | \$8,200,000
- 25 Units, 3535 Brook St, Lafayette | \$12,000,000
- 48 Units, 237-263 41st St, Oakland | \$11,650,000
- 88 Units, 4939 Marconi Ave, Sacramento | \$11,725,000



## Tim Warren

Senior Vice President

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CalDRE #02008347

## Professional Background

Tim Warren Vice President of NAI Northern California is a top producing East Bay agent completing more than \$200M in commercial real estate transactions within the last 24 months. Tim prides himself on his personal service and attention to every detail which has led him to a large base of repeat and referral clients. Investors trust him to guide them through every step of the real estate process. He ensures all objectives and expectations are exceeded with an expansive network unparalleled client service and proven marketing strategies. Tim is arguably one of the most dominant and successful agents in the greater Bay Area. There is no other agent that will provide you the local knowledge with global connections.

Tim comes to NAI Northern California from a successful career as an Executive Manager in the automotive field. He led a team of 30 employees achieving multiple awards for customer satisfaction and sales volume.

## Recent Transactions

24 Units, 174 41st St, Oakland | \$5,750,000

44 Units, 888 Vermont St, Oakland | \$14,000,000

19 Units, 20411 Marshall St, Castro Valley | \$4,650,000

88 Units, 4939 Marconi Ave, Sacramento | \$11,725,000

11 Units, 2601 Ridge Rd, Berkeley | \$5,680,000

8 Units, 1205 International Blvd, Oakland | \$1,375,000

15 Units, 2427 Hilgard Ave, Berkeley | \$5,250,000

10 Units, 1742 Spruce St, Berkeley | \$5,720,000

10 Units, 881 W A St, San Lorenzo | \$1,850,000

48 Units, 237-263 41st St, Oakland | \$11,650,000

12 Units, 410 Evelyn Ave, Albany | \$4,500,000

6 Units, 989-991 Vermont St, Oakland | \$1,940,000

5 Units, 95 Moss Ave, Oakland | \$2,050,000

14 Units, 3543 Brook St, Lafayette | \$6,800,000

8 Units, 1434 Lakeshore Ave, Oakland | \$3,200,000

24 Units, 226 Athol Ave, Oakland | \$5,100,000



## Adam Beeri

Investment Advisor

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CalDRE #02121953

### Education

University of California,  
Santa Barbara

## Professional Background

Growing up in a commercial real estate family, Adam developed a love for the industry and a passion for helping others meet their real estate goals. His background in property management and as a property owner has given him unique expertise. Having been in his clients shoes, Adam can offer insight that helps them make sound real estate decisions.

When working with new clients Adam studies their business goals as well as their properties. He keep these goals in mind as he locates opportunities to add value to their real estate initiatives. Adam's goal in the CRE industry is to help people with their investments that can set themselves and future generations up for a lifetime of success and wealth. Adam particularly enjoys interacting with people and educating clients in making the right decision when it comes to investing their hard-earned money.

Adam was born in Berkeley. He grew up in Moraga. Graduated from UC Santa Barbara and has lived in San Diego.

## Recent Transactions

9 units, 1635 Martin Luther King Jr Way, Berkeley | \$5,350,000

11 Units, 2601 Ridge Rd, Berkeley | \$5,680,000

6 Units, 1675 Euclid Ave, Berkeley | \$3,925,000

6 units, 2030 Cedar St, Berkeley | \$1,300,000

29 Units, 765 Rand Ave, Oakland | \$8,200,000

33 Units, 175 Santa Rosa Ave, Oakland | \$7,700,000

8 Units, 1610 Milvia St, Berkeley | \$3,500,000

16 Units, 1940 Lakeshore Ave, Oakland | \$4,250,000

29 Units, 4827 Appian Way, El Sobrante | \$7,200,000

8 Units, 83 Glen Ave, Oakland | \$1,500,000

12 Units, 85 Glen Ave, Oakland | \$2,230,000

8 Units, 2180 Ashby Ave, Berkeley | \$2,060,000

6 Units, 2435 9th St, Berkeley | \$1,600,000



## Randell Silva

Senior Investment  
Advisor

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## Professional Background

Randell Silva is a knowledgeable, motivated, and results-driven Investment Advisor specializing in the sale of multifamily properties throughout the East Bay. With over 7 years of commercial real estate experience, Randell is a key member of the Mitchell Warren Team at NAI Northern California, where he has helped facilitate transactions contributing to over \$300 million in total team transaction volume.

Randell brings a strong foundation in negotiation, underwriting, and client advocacy, paired with over a decade of prior customer-facing experience that ensures a smooth, transparent transaction process from start to finish. His entrepreneurial background, having founded and operated Delta Computer Service for over seven years, has shaped his disciplined, solution-oriented approach to business and deal execution.

Leveraging NAI Northern California's best-in-class research, marketing, and technology platforms, along with guidance from seasoned mentors, Randell delivers measurable results for property owners and investors. He also provides added value by effectively facilitating transactions across Hispanic cultural and language barriers, helping clients navigate complex deals with confidence and clarity.

## Recent Transactions

- 41 Units, 524-530 8th St, Oakland | \$4,100,000
- 7 Units, 2015 Vine St, Berkeley | \$1,700,000
- 24 Units, 174 41st St, Oakland | \$5,750,000
- 6 Units, 1212 12th St, Oakland | \$1,895,000
- 44 Units, 888 Vermont St, Oakland | \$14,000,000
- 25 Units, 3535 Brook St, Lafayette | \$12,000,000
- 19 Units, 20411 Marshall St, Castro Valley | \$4,650,000
- 50,008 SF, 2648 International Blvd, Oakland | \$10,450,000
- 88 Units, 4939 Marconi Ave, Sacramento | \$11,725,000
- 11 Units, 2601 Ridge Rd, Berkeley | \$5,680,000
- 8 Units, 1205 International Blvd, Oakland | \$1,375,000



**NAI Northern California**  
GLOBAL REACH. LOCAL EXPERTISE.

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