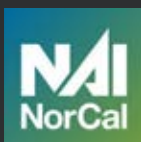




1846 Foothill Blvd

OAKLAND, CA 94606



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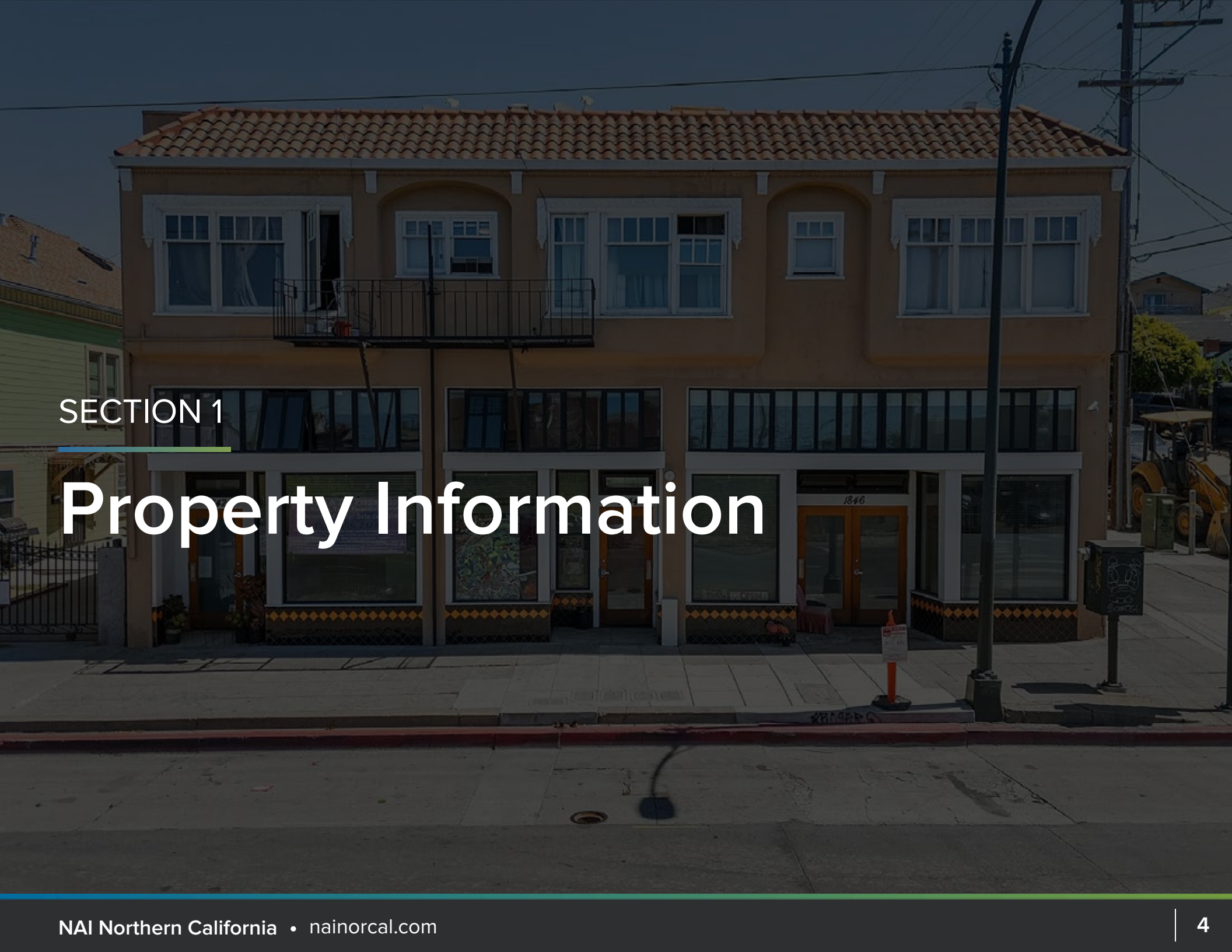
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SECTION 1

Property Information

Executive Summary

SALE PRICE
\$1,295,000

BUILDING SIZE
7,111 SF

CAP RATE
7.14%

Other Details

Offering Price:	\$1,295,000
Price / Unit:	\$129,500
Price / SF:	\$182.11
Number of Units:	10
NOI:	\$92,493
Cap Rate:	7.14%
GRM:	7.88
Market Cap Rate:	10.70%
Market GRM:	6.11
Building Size:	7,111 SF
Lot Size:	3,500 SF
Year Built:	1932

Property Highlights

- 10-unit multifamily asset featuring seven (7) residential apartments and three (3) renovated live/work units
- Improvements include fully renovated live/work units, seismic enhancements, and electrical and plumbing upgrades
- Strong in-place cash flow offering attractive day-one returns with additional long-term upside
- Prominent corner location on Foothill Boulevard with excellent visibility and a classic Mediterranean architectural design
- Convenient access to Downtown Oakland, Lake Merritt, Fruitvale and Lake Merritt BART, with quick connectivity to I-580, I-880, and Highway 13
- Located in Oakland's San Antonio neighborhood, benefiting from a diverse tenant base, nearby employment centers, and strong residential demand

Property Description



Property Description

The Mitchell Warren Team is pleased to present 1846 Foothill Blvd, a well-maintained 10-unit multifamily asset consisting of seven residential apartments and three ground-floor live/work units. The unit mix includes three (3) large live/work units, one (1) one-bedroom/one-bathroom unit, and six (6) studio units. The property has been extensively upgraded, including fully renovated live/work units, seismic enhancements, and electrical and plumbing improvements. With its classic Mediterranean architecture, prominent corner location, and strong day-one returns, 1846 Foothill Blvd represents a compelling opportunity to acquire a stable multifamily asset in one of Oakland's primary commercial corridors.

Location Description

Situated along Foothill Boulevard in Oakland's San Antonio neighborhood, the property benefits from convenient access to many of the East Bay's major employment centers. Residents enjoy close proximity to Lake Merritt, Downtown Oakland, Jack London Square, and numerous neighborhood restaurants, shops, and everyday conveniences. Commuters benefit from quick access to Interstate 580, Interstate 880, Highway 13, and nearby Fruitvale and Lake Merritt BART stations, providing easy connectivity throughout the Bay Area. The combination of excellent transportation access, nearby amenities, and a diverse surrounding residential base continues to support strong demand for both residential and commercial space in the area.

Additional Photos

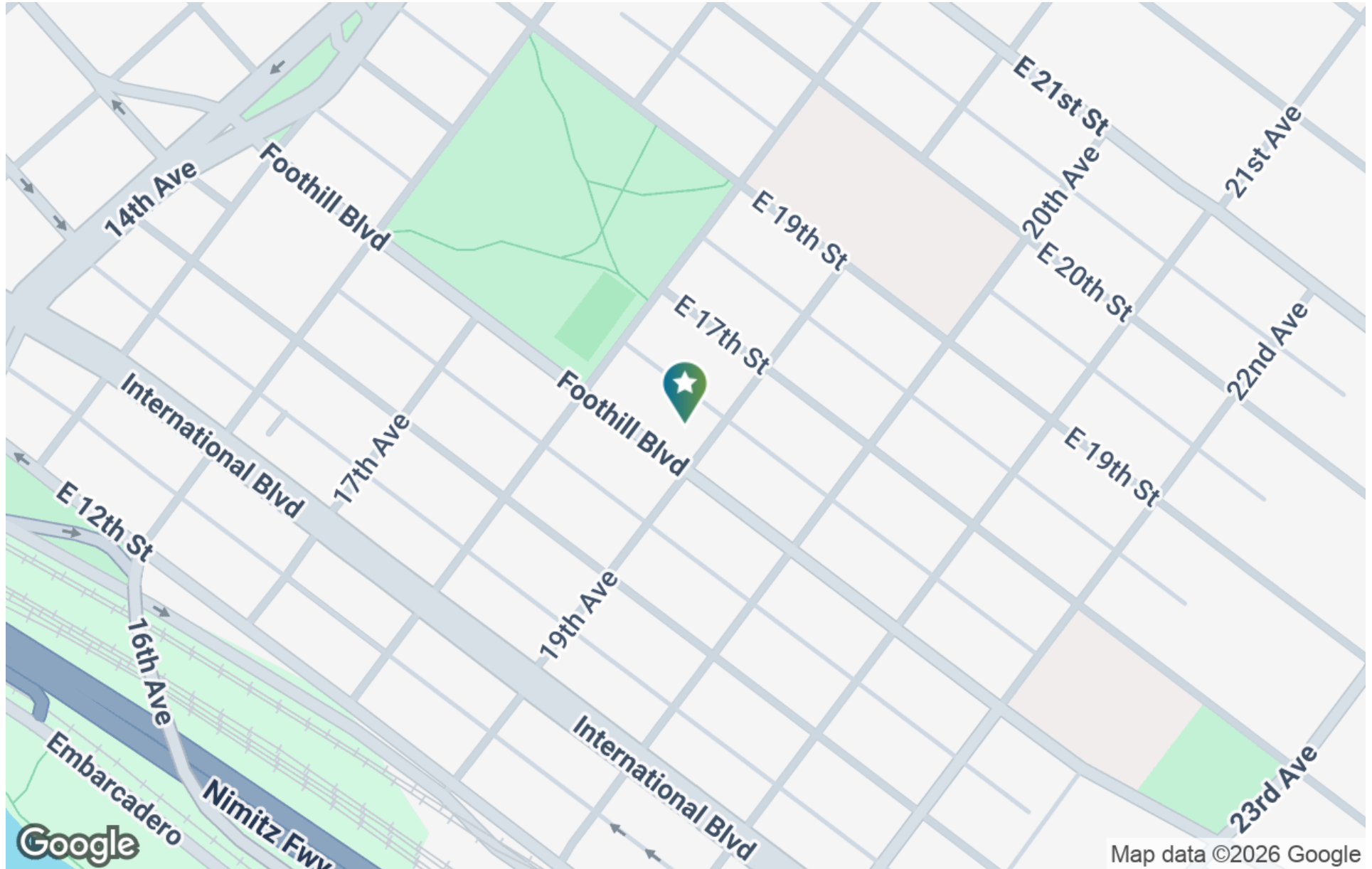
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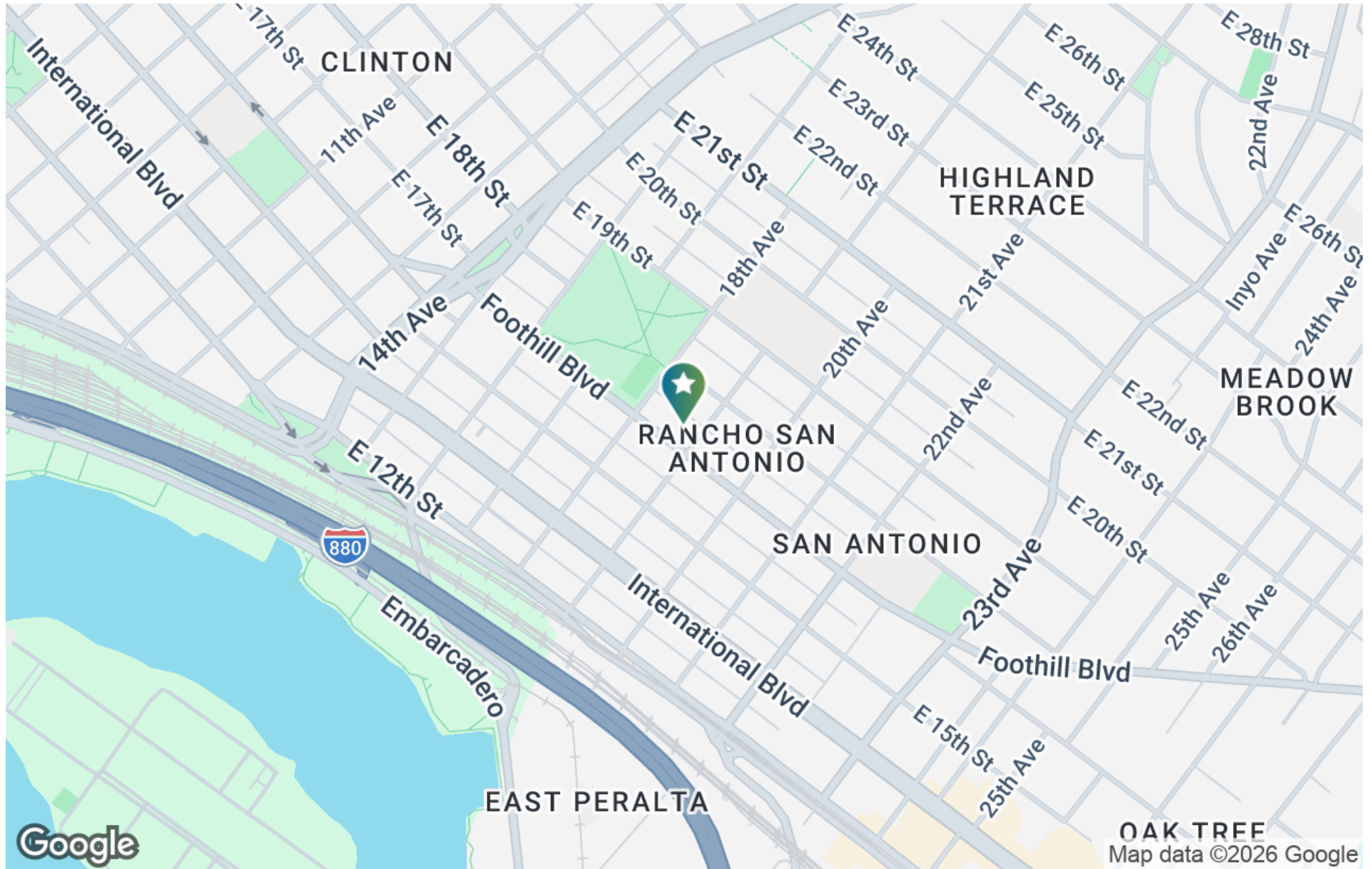
SECTION 2

Location Information

Location Map



Aerial Map



SECTION 3

Financial Analysis

Financial Summary

Price	\$1,295,000	\$1,295,000
Price per Unit	\$129,500	\$129,500
GRM	7.88	6.11
CAP Rate	7.14%	10.7%
Cash-on-Cash Return (yr 1)	6.2 %	18.05 %
Total Return (yr 1)	\$34,323	\$80,359
Operating Data	Current	Market
Gross Scheduled Income	\$164,340	\$211,800
Other Income	\$2,400	\$2,400
Total Scheduled Income	\$166,740	\$214,200
Vacancy Cost	\$4,930	\$6,354
Gross Income	\$161,809	\$207,846
Operating Expenses	\$69,315	\$69,315
Net Operating Income	\$92,493	\$138,530
Pre-Tax Cash Flow	\$24,094	\$70,131
Financing Data	Current	Market
Loan Amount	\$906,500	\$906,500
Interest Rate	6.45%	6.45%
Debt Service	\$68,399	\$68,399
Debt Service Monthly	\$5,699	\$5,699
Principal Reduction (yr 1)	\$10,228	\$10,228

Rent Roll

Unit Number	Unit Bed	Unit Bath	Unit Size (SF)	Current Rent	Current Rent (Per SF)	Market Rent	Market Rent/SF
1842 Foothill Blvd	2	1	960	\$1,875	\$1.95	\$2,195	\$2.29
1844 Foothill Blvd	1	1	880	\$1,700	\$1.93	\$1,895	\$2.15
1846 Foothill Blvd	3	1	1,675	\$2,400	\$1.43	\$2,695	\$1.61
1	0	1	499	\$1,123	\$2.25	\$1,495	\$3.00
2	0	1	499	\$981	\$1.97	\$1,495	\$3.00
3	0	1	499	\$1,179	\$2.36	\$1,495	\$3.00
4	0	1	499	\$940	\$1.88	\$1,495	\$3.00
5	0	1	499	\$1,448	\$2.90	\$1,495	\$3.00
6	1	1	602	\$1,065	\$1.77	\$1,895	\$3.15
7	0	1	499	\$981	\$1.97	\$1,495	\$3.00
Totals/Averages			7,111	\$13,692	\$1.93	\$17,650	\$2.72

Income & Expenses

Income Summary		Current	Per SF
Gross Income		\$161,809	\$22.75
Fixed Expenses	% Of Gross Income	Current	Per SF
Property Tax (1.2779%)	10.2%	\$16,548	\$2.33
Special Assessments (25-26 Actual)	1.3%	\$2,075	\$0.29
Insurance (Est \$1.50/SF)	6.6%	\$10,666	\$1.50
Total	18.1%	\$29,290	\$4.12
Operational Expenses	% Of Gross Income	Current	Per SF
Maintenance (Est \$500/unit)	3.1%	\$5,000	\$0.70
Reserves (Est \$200/unit)	1.2%	\$2,000	\$0.28
Electricity & Gas (2025 Actual)	3.1%	\$5,030	\$0.71
Water & Sewer (2025 Actual)	5.6%	\$9,099	\$1.28
Refuse (2025 Actual)	5.8%	\$9,460	\$1.33
Business License/Permits (1.395% Gross)	1.4%	\$2,257	\$0.32
Rent Board (\$101/Unit)	0.4%	\$707	\$0.10
Management (Est 4% Gross)	4.0%	\$6,472	\$0.91
Total	24.7%	\$40,025	\$5.63
Gross Expenses	42.8%	\$69,315	\$9.75
Net Operating Income	57.2%	\$92,493	\$13.01

SECTION 4

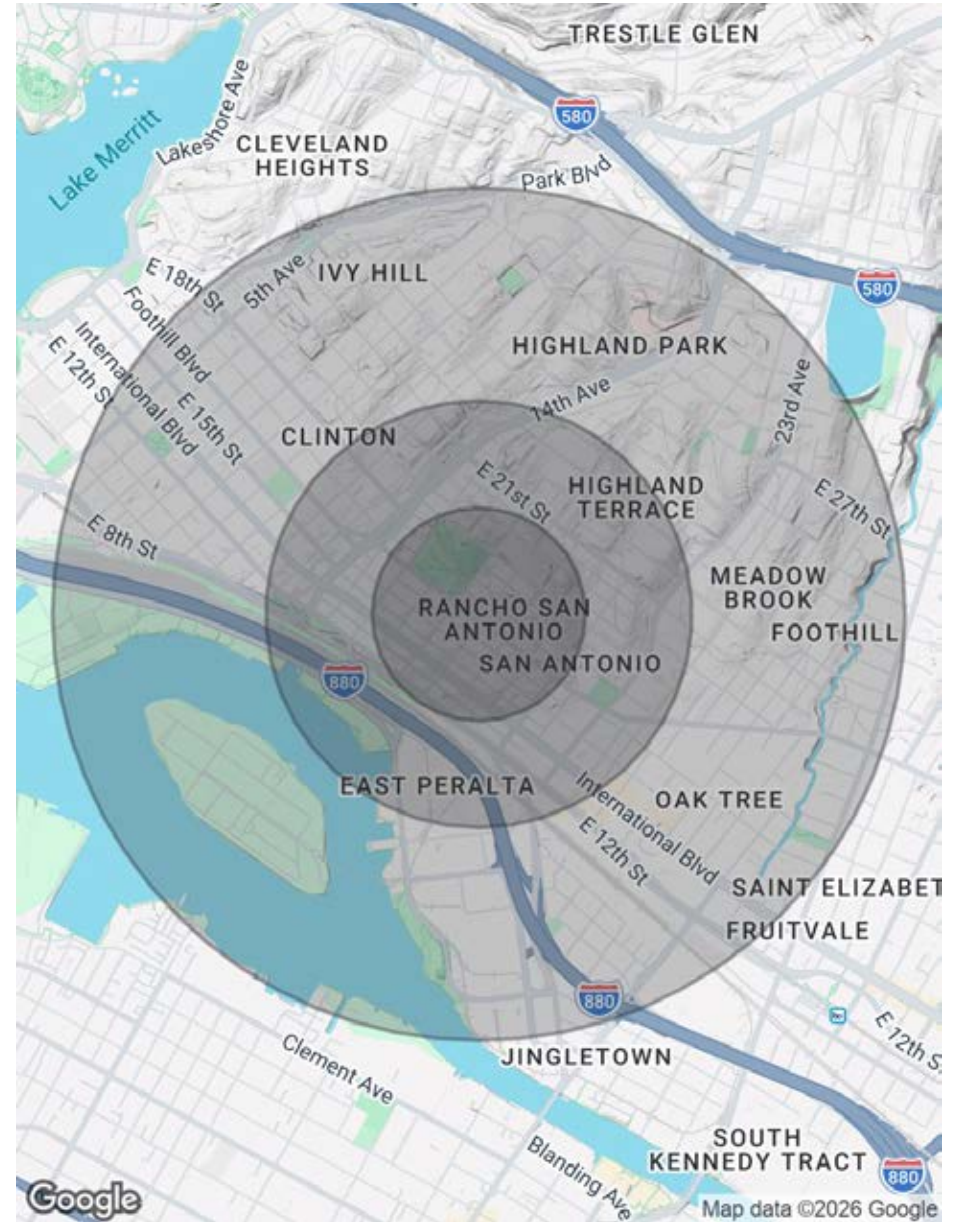
Demographics

Demographics Map & Report

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	3,515	12,678	48,786
Average Age	35.8	35.2	36.3
Average Age (Male)	40.0	36.9	36.5
Average Age (Female)	32.0	33.9	36.7

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	1,029	3,906	17,108
# of Persons per HH	3.4	3.2	2.9
Average HH Income	\$98,168	\$92,279	\$96,926
Average House Value	\$765,744	\$707,367	\$764,743

* Demographic data derived from 2020 ACS - US Census



SECTION 5

About Our Team



Kent Mitchell

Senior Vice President

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kent@nainorcal.com
CalDRE #01784628

Education

University of California
Berkeley - BAEastern
Theological Seminary -
MASeveral Leadership
Training Courses and
Programs

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

14,098 SF, 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



Tim Warren

Senior Vice President

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Professional Background

Tim Warren, Senior 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

14,098 SF, 524-530 8th St, Oakland | \$4,100,000
7 Units, 2015 Vine St, Berkeley | \$1,700,000
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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
15 Units, 2427 Hilgard Ave, Berkeley | \$5,250,000
22,160 SF, 2120 Broadway, Oakland | \$8,200,000
13,560 SF, 1620 San Pablo Ave, Berkeley | \$10,350,000
17,222 SF, 286 14th St, Oakland | \$4,050,000
9 Units, 1321 Spruce St, Berkeley | \$2,410,000



Randell Silva

Senior Investment
Advisor

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CalDRE #02064884

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 8 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 \$497 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

14,098 SF, 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
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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



Adam Beeri

Investment Advisor

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CalDRE #02121953

Education

University of California,
Santa Barbara

Professional Background

Adam Beeri specializes in multifamily investment sales throughout the East Bay. Having grown up around commercial real estate, Adam developed an early understanding of apartment ownership, investment, and property operations.

In addition to advising clients on acquisitions and dispositions, Adam is an active multifamily property owner and operator himself. His firsthand experience acquiring, financing, managing, renovating, and operating apartment buildings gives him a practical perspective on the decisions his clients face.

Adam approaches each assignment from an investor's point of view, looking beyond the transaction to understand a property's operations, upside, risks, and long-term value. Whether representing an owner considering a sale or an investor evaluating an acquisition, his goal is to provide clear market insight and help clients make informed decisions that strengthen their real estate portfolios.

Adam's long term focus is building lasting relationships with East Bay apartment owners and helping clients create and preserve wealth through thoughtful real estate investment.

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

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



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GLOBAL REACH. LOCAL EXPERTISE.

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