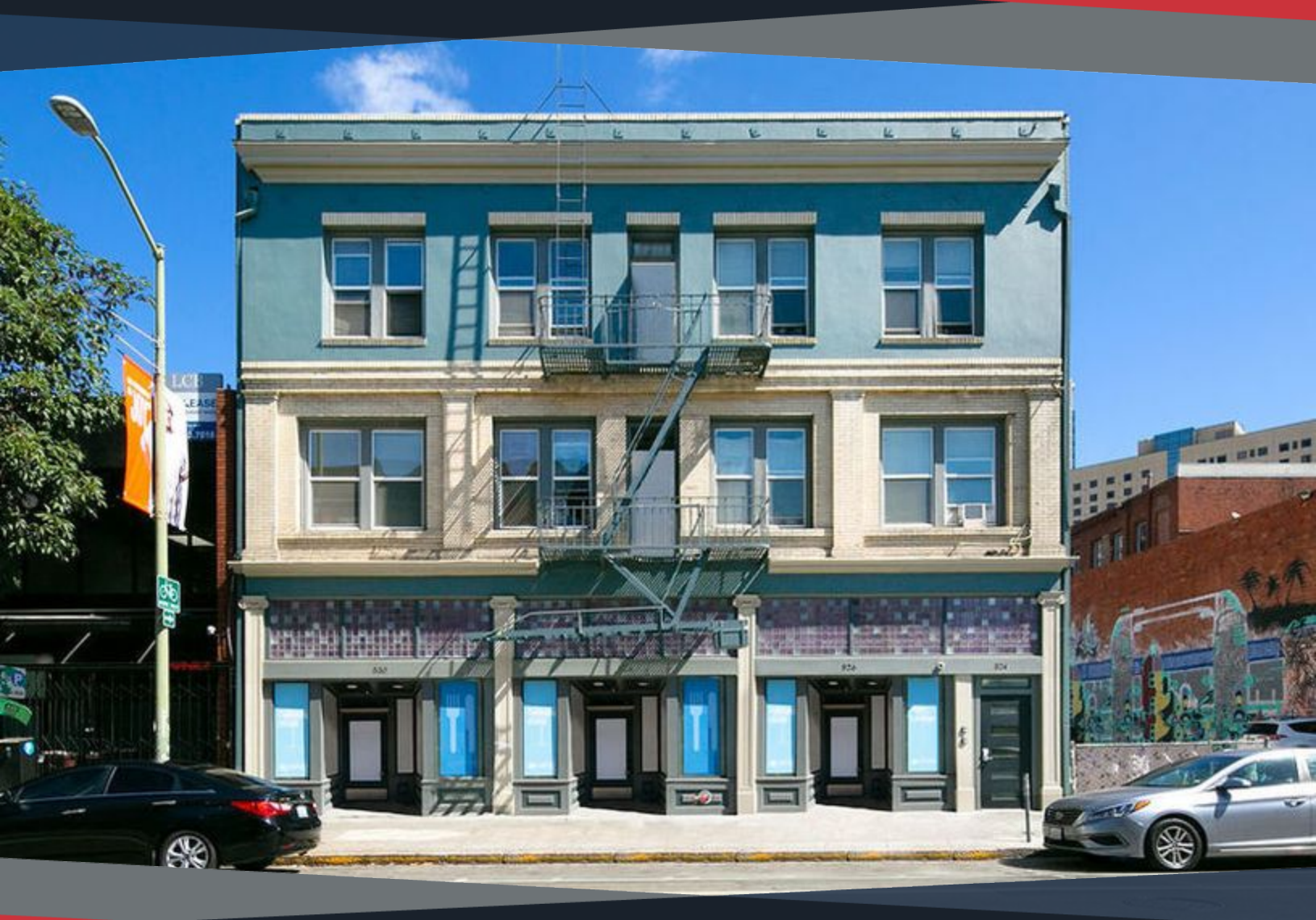


Confidentially
Presenting



524-530 8th St
Oakland, CA 94612

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For Sale

Multifamily Property

14,098 SF | \$4,250,000

524-530 8th St

Oakland, California 94612

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For Sale

Multifamily Property

14,098 SF | \$4,250,000

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Section 1
PROPERTY
INFORMATION



For Sale

Multifamily Property

14,098 SF | \$4,250,000



SALE PRICE: \$4,250,000

PRICE/SF: \$301

RESIDENTIAL UNITS: 39

COMMERCIAL UNITS: 2

CAP RATE: 7.12%

GRM: 9.69

MARKET CAP RATE: 12.28%

MARKET GRM: 7.84

NOI: \$302,513

LOT SIZE: 5,000 SF

BUILDING SIZE: 14,098 SF

YEAR BUILT: 1907



DEMOGRAPHICS

STATS	POPULATION	AVG. HH INCOME
1 MILE	24,979	\$47,156
2 MILES	104,280	\$54,441
3 MILES	212,842	\$65,722

* Figures shown represent estimates

For Sale

Multifamily Property

14,098 SF | \$4,250,000



Property Overview

The Mitchell Warren Team is pleased to present 524-530 8th Street, a 14,098 sq. ft. mixed-use building located in the thriving Old Oakland district. The building consists of two large ground-floor commercial spaces and thirty-nine micro-units. The commercial spaces are occupied by two local restaurateurs, further expressing Oakland's vibrant community. On the second and third floor, the residential tenants enjoy the convenience of two large commercial kitchens and four updated restrooms. In addition, the property offers a new historically accurate facade and significant interior upgrades, making this a truly turn-key asset. This building provides a rare opportunity to acquire a stabilized asset in an A+ Oakland location.

Location Overview

524-530 8th St is located in the heart of historic Old Oakland a thriving shopping 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 880 freeway. Commuters utilizing public transportation will see the benefit of living a short walk to 12th Street BART and bus station (the major transportation hub of downtown). Because of this property's appealing location, it will continue to demand premium tenants and maintain a very low vacancy rate.

Jungle Fancy

528-530 8th Street
Oakland, CA 94607



Tenant Information

Well established Oakland business owner occupying 528-530 8th St space as a restaurant named Jungle Fancy. Owner has two other restaurants in the heart of Oakland as well as a Non-Profit organization which provides Food Entrepreneur Training (FET).

Tenant's other Successful Establishments

ABURAYA restaurant is a punk-rock influenced restaurant specializing in Japanese fried chicken and Izakaya plates. Everything is freshly made in house, from marinades to sauces and seasonings. They source produce from local weekly farmers' markets and use organic and natural products as much as possible.

Restaurant locations:

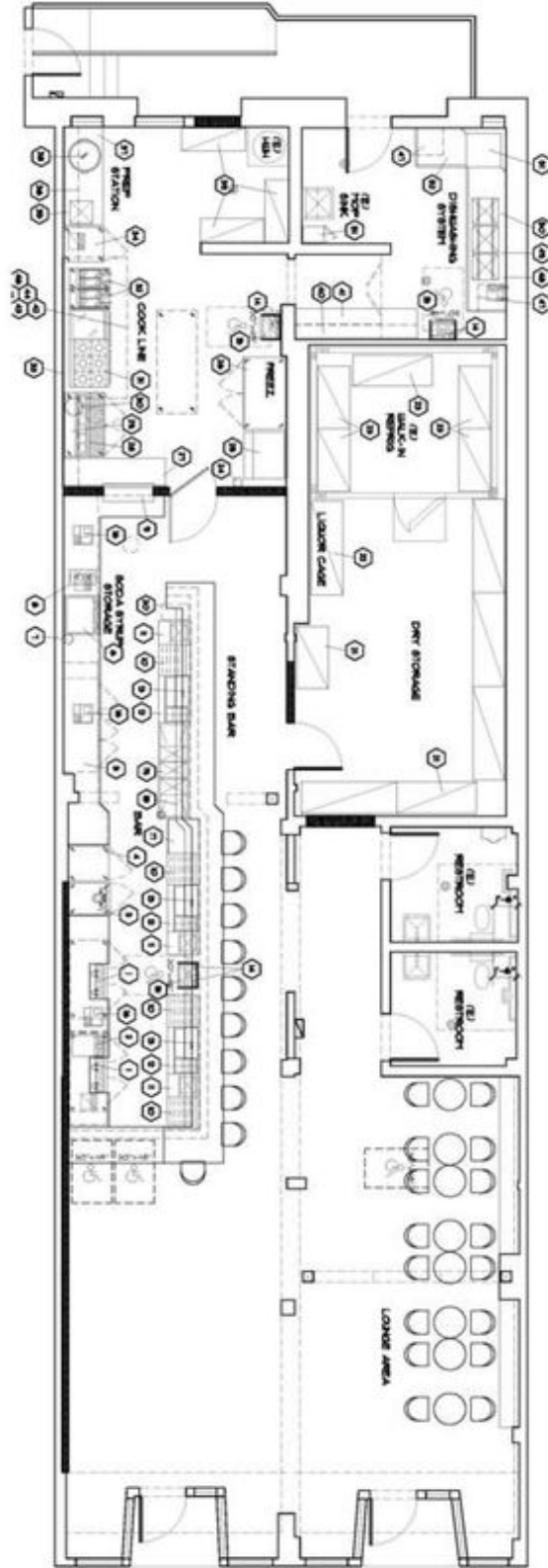
362 17th Street Oakland, CA
380 15th Street Oakland, CA

Oakland Bloom launched their Food Entrepreneur Training (FET) program, providing vocational jobs with the end goal of students starting their food business or placement in the food service industry. Oakland Bloom's FET program finished with successful outcomes by advancing participants' entrepreneurial goals, in food handling certifications, supplemental income and higher quality employment for 96% of program participants.



Jungle Fancy Floorplan

528-530 8th Street
Oakland, CA 94607

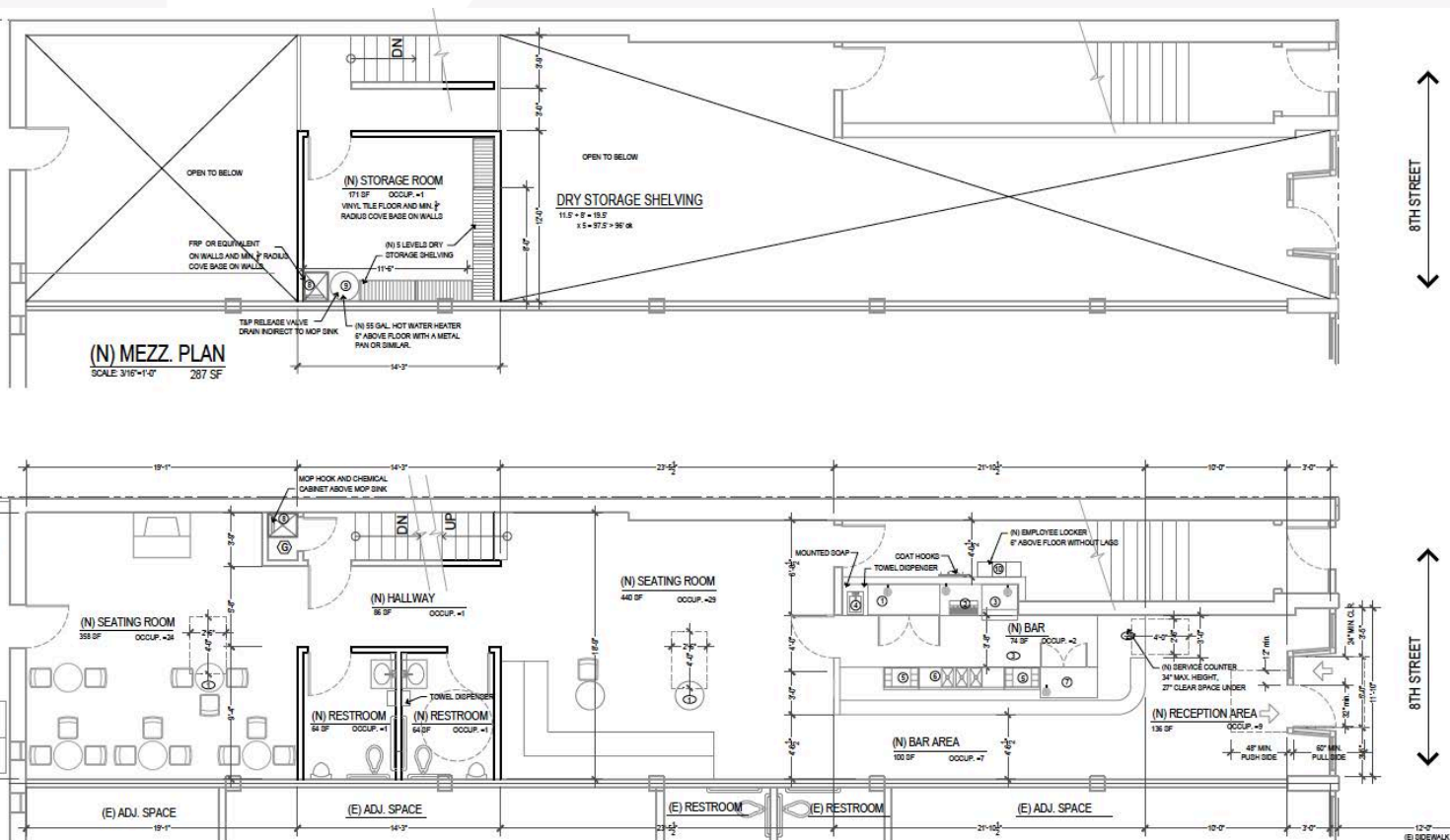


Summer's Lounge

526 8th Street Oakland,
CA 94607

Tenant Information

Summer's Lounge is a full service lounge that will occupy 526 8th St. The lounge will be serving the downtown Oakland out-goers with a full bar. They hold a type 48 license which allows serving of alcohol on a public premise and will attract plenty of business due to it's close proximity to the thriving downtown Oakland market.



Additional Photos



For Sale

Multifamily Property

14,098 SF | \$4,250,000



For Sale

Multifamily Property

14,098 SF | \$4,250,000



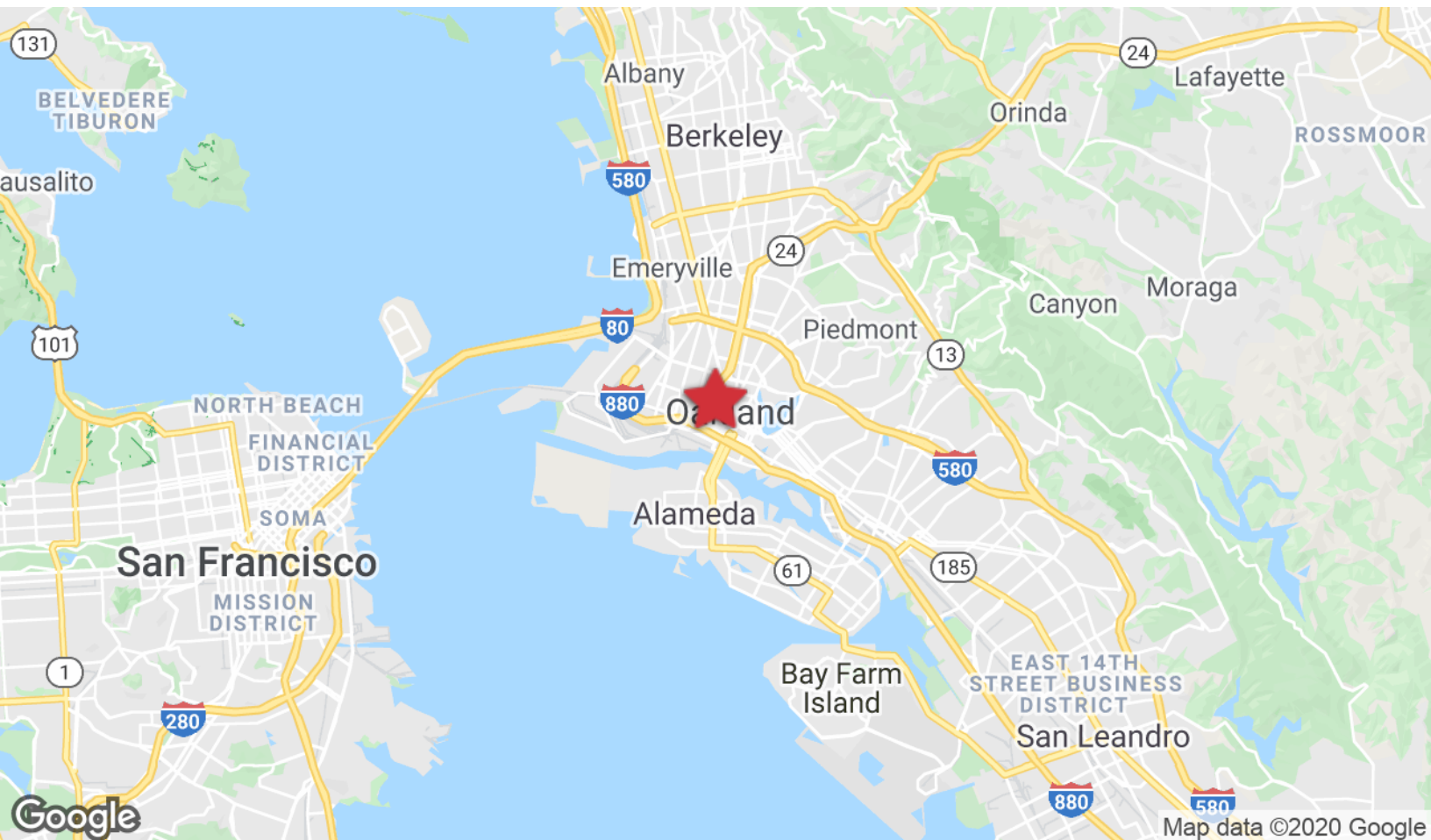
Section 2
LOCATION
INFORMATION



For Sale

Multifamily Property

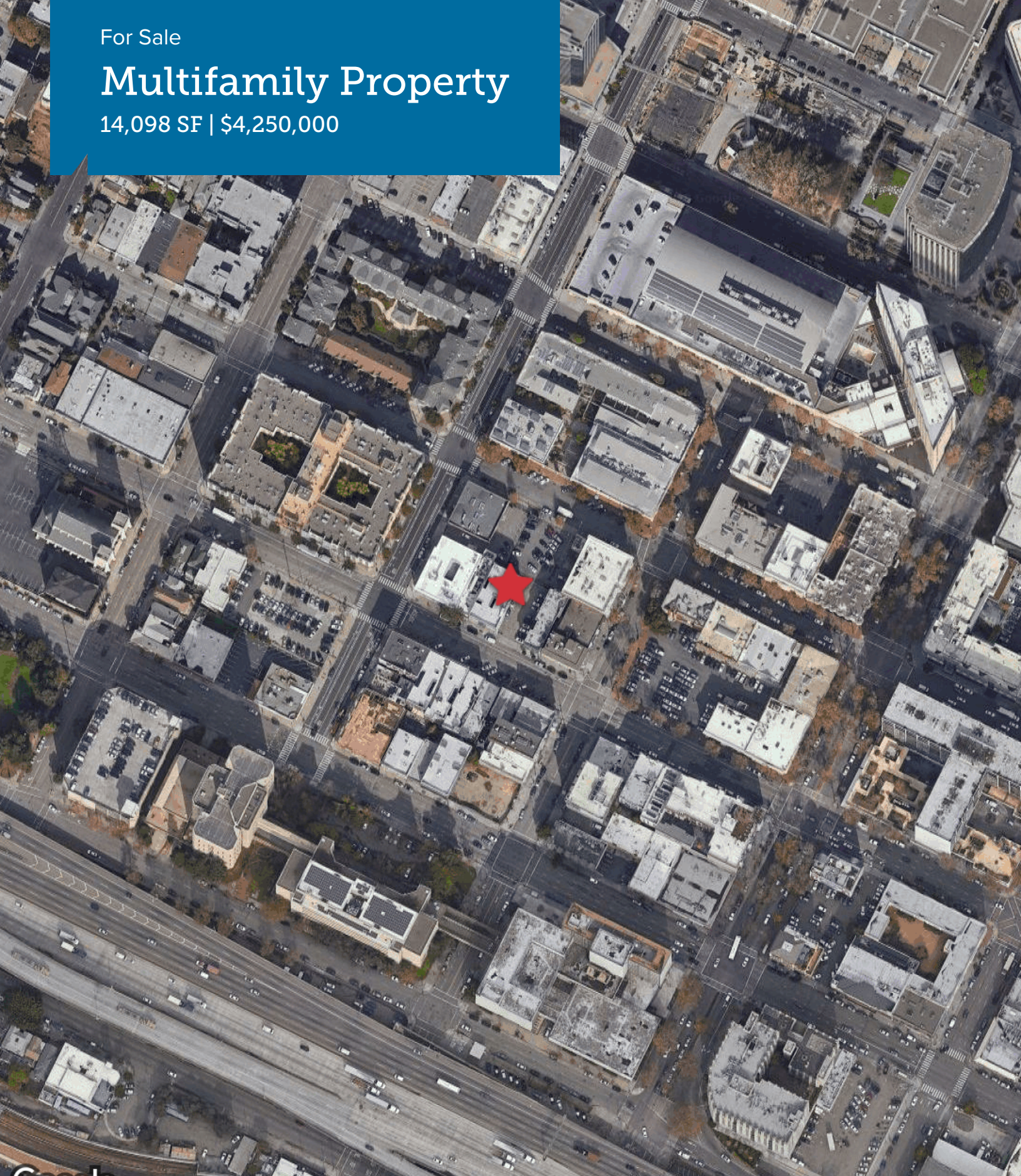
14,098 SF | \$4,250,000



For Sale

Multifamily Property

14,098 SF | \$4,250,000



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Section 3
FINANCIAL
ANALYSIS



For Sale

Multifamily Property

14,098 SF | \$4,250,000

Price	\$4,250,000	
Number of Residential Units	39	
Number of Commercial Units	2	
Approximate Square Footage	14,098	
Price per Square Footage	\$301	
GRM	9.69	6.39
CAP Rate	7.12%	12.28%

Gross Scheduled Income	\$438,780	\$665,160
Vacancy Cost (3.0%)	- \$13,163	- \$19,954
Gross Operating Income	\$428,129	\$647,718
Operating Expenses	- \$125,616	- \$125,616
Net Operating Income	\$302,513	\$522,102
Debt Service	- \$160,180	- \$171,918
Pre-Tax Cash Flow	\$99,774	\$99,774
Cash-on-Cash Return % (yr 1)	6.71%	7.01%
Principal Reduction (yr 1)	+ \$47,809	+ \$45,613
Total Return (yr 1)	\$147,583	\$145,387
Return on Investment %	9.92%	10.22%

For Sale

Multifamily Property

14,098 SF | \$4,250,000

Loan Amount	\$2,762,500
LTV	65.00%
Interest Rate	4.100%
Debt Service	\$160,180
Debt Service Monthly	\$13,348
Amortization	30



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Loan Advisor

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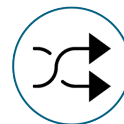
LENDING REINVENTED



Proprietary
Salesforce
platform



Data tracked
to support
refinance



Streamlined
loan
process

EXPERIENCE THAT COUNTS

OVER
\$508M
in transactions

427+
satisfied
clients

AVG. LOAN
\$1.2M

15+
years lending
experience

For Sale

Multifamily Property

14,098 SF | \$4,250,000

Summer's Lounge	1,400	\$3,290	\$2.35	\$3,290	\$2.35	Lease End: 9/1/2034
Jungle Fancy	2,800	\$7,840	\$2.80	\$7,840	\$2.80	Lease End: 9/1/2029
101	110	\$396	\$3.60	\$1,095	\$9.95	
102	110	\$394	\$3.58	\$1,095	\$9.95	
103 (Vacant)	160	\$1,250	\$7.81	\$1,250	\$7.81	1/2 Kitchen En-Suite Bath
104	110	\$394	\$3.58	\$1,095	\$9.95	
105	110	\$408	\$3.71	\$1,095	\$9.95	
106	110	\$438	\$3.98	\$1,095	\$9.95	
107	110	\$370	\$3.36	\$1,095	\$9.95	
108	110	\$372	\$3.38	\$1,095	\$9.95	
109 (Vacant)	160	\$1,250	\$7.81	\$1,250	\$7.81	En-Suite Bathroom
110	110	\$416	\$3.78	\$1,095	\$9.95	
111	110	\$905	\$8.23	\$1,095	\$9.95	1/2 Kitchen
112 (Vacant)	110	\$1,095	\$9.95	\$1,095	\$9.95	1/2 Kitchen
113	110	\$487	\$4.43	\$1,095	\$9.95	En-Suite Bathroom
114	160	\$487	\$3.04	\$1,250	\$7.81	En-Suite Bathroom
115	160	\$487	\$3.04	\$1,095	\$6.84	En-Suite Bathroom
116	110	\$383	\$3.48	\$1,095	\$9.95	
117 (Vacant)	110	\$1,095	\$9.95	\$1,095	\$9.95	1/2 Kitchen
118	110	\$950	\$8.64	\$1,095	\$9.95	1/2 Kitchen
119	110	\$452	\$4.11	\$1,095	\$9.95	
201	110	\$416	\$3.78	\$1,095	\$9.95	
202	160	\$972	\$6.08	\$1,250	\$7.81	1/2 Kitchen En-Suite Bath
203	110	\$394	\$3.58	\$1,095	\$9.95	
204	110	\$453	\$4.12	\$1,095	\$9.95	
205	110	\$406	\$3.69	\$1,095	\$9.95	
206	110	\$438	\$3.98	\$1,095	\$9.95	
207	110	\$372	\$3.38	\$1,095	\$9.95	
208	160	\$453	\$2.83	\$1,250	\$7.81	En-Suite Bathroom
209	110	\$915	\$8.32	\$1,095	\$9.95	1/2 Kitchen
210 (Vacant)	110	\$1,095	\$9.95	\$1,095	\$9.95	
211	110	\$904	\$8.22	\$1,095	\$9.95	1/2 Kitchen
212	160	\$472	\$2.95	\$1,250	\$7.81	En-Suite Bathroom
213	160	\$388	\$2.43	\$1,250	\$7.81	En-Suite Bathroom

For Sale

Multifamily Property

14,098 SF | \$4,250,000

214	160	\$438	\$2.74	\$1,250	\$7.81	En-Suite Bathroom
215	160	\$1,150	\$7.19	\$1,250	\$7.81	1/2 Kitchen En-Suite Bath
216	110	\$950	\$8.64	\$1,095	\$9.95	1/2 Kitchen
217	110	\$925	\$8.41	\$1,095	\$9.95	1/2 Kitchen
218	110	\$385	\$3.50	\$1,095	\$9.95	
219	110	\$930	\$8.45	\$1,095	\$9.95	1/2 Kitchen
220	110	\$950	\$8.64	\$1,095	\$9.95	1/2 Kitchen
Laundry		\$200		\$200		

For Sale

Multifamily Property

14,098 SF | \$4,250,000

Property Tax	\$58,174	\$1,385	46.31%	13.59%	1.3688%
Special Assessments	\$1,501	\$35	1.19%	0.35%	18-19 Actual
Insurance	\$17,049	\$405	13.57%	3.98%	Est \$0.50/SF
TOTAL FIXED EXPENSES	\$76,724	\$1,826	61.08%	17.92%	
Operational Expenses:					
Maintenance	\$15,600	\$371	12.42%	3.64%	Est \$400/Res Unit
Reserves	\$5,850	\$139	4.66%	1.37%	Est \$150/Unit
PG&E	\$4,809	\$114	3.83%	1.12%	Actual
Water	\$20,160	\$480	16.05%	4.71%	Actual
Garbage	\$10,344	\$246	8.23%	2.42%	Actual
Business License	\$5,562	\$132	4.43%	1.3%	1.395% Gross
Rent Board	\$3,939	\$93	3.14%	0.92%	\$101/Res Unit
Management	\$12,835	\$305	10.22%	3.0%	Est 5% Res Gross
CAM Reimbursements	-\$30,207	-\$719	-24.05%	-7.06%	
TOTAL OPERATIONAL EXPENSES	\$48,892	\$1,164	38.92%	11.42%	
TOTAL EXPENSES:	\$125,616	\$2,990	100%	29.34%	

Capital Improvements

Area	Section	Description	Completed Improvements
Residential	Room Improvements	<ul style="list-style-type: none"> • Quartz Countertops • High Efficiency Appliances • Furniture and Fixtures • Windows and Trim • Misc Interior Renovations 	\$170,000
Residential	Common Area	<ul style="list-style-type: none"> • Hybrid Hot water - Commercial Scale High efficiency. On Demand + 100 Gallon Reservoir • Phoenix HTP • Insulation • Copper Plumbing • Hallway Renovation • Entire Kitchen Remodel • Complete Four Bathroom Renovation w/Plumbing 	\$353,000
Commercial	Interior	<ul style="list-style-type: none"> • Vanilla Box • Sound Proofing • Quiet Clip System • Doors • Retail Interior Renovations • Type I Hood with Ansul System in 530 8th Street* • HVAC Equipment for Retail 	\$309,000
Commercial	Exterior	<ul style="list-style-type: none"> • Facade Restoration • Windows • Roof • Life Safety/Fire Escape • Painting • Storefront Art – Historically Accurate Restoration • Transom Windows 	\$237,000

* Tenant's responsibility to install

Total: \$1,069,000

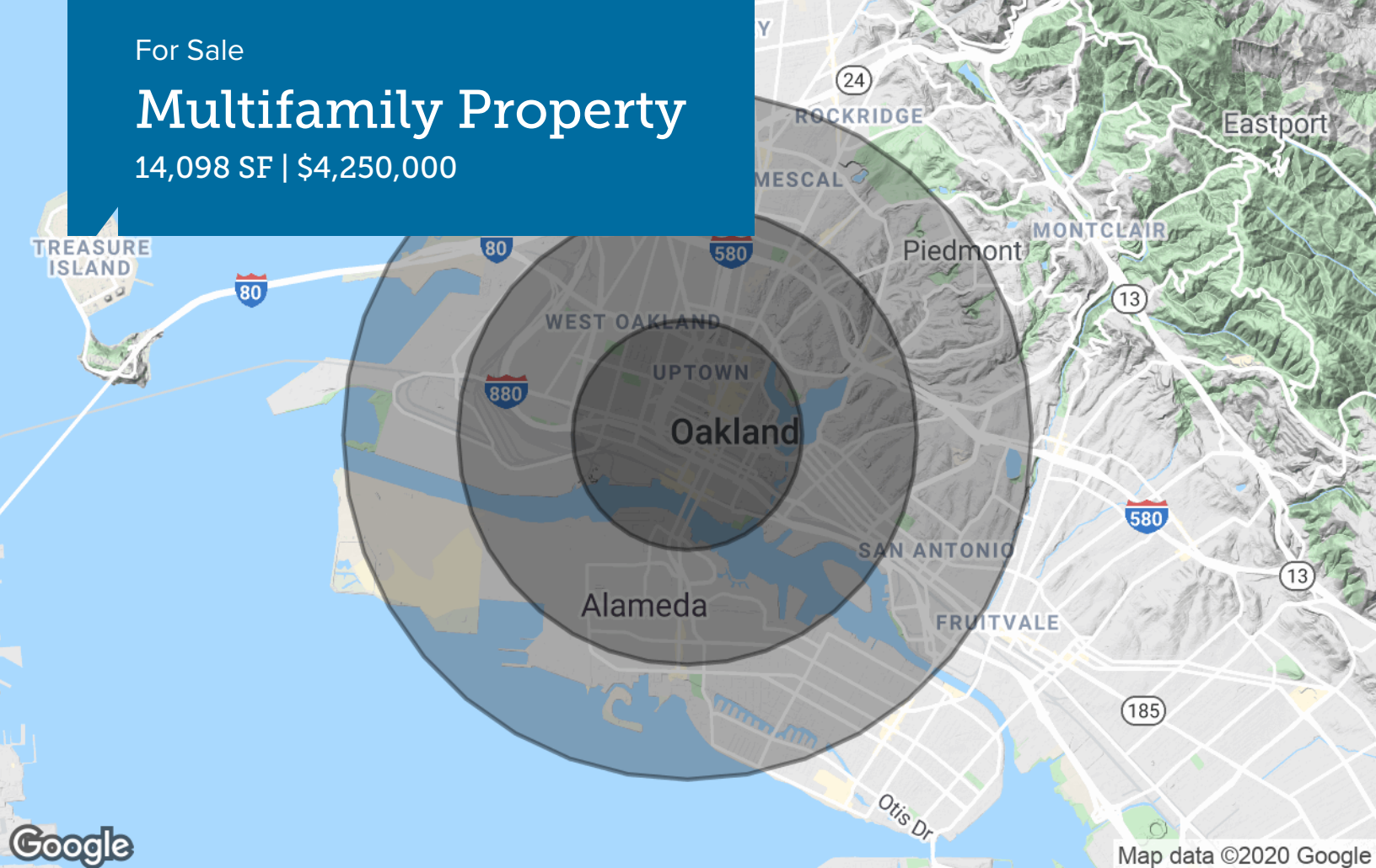
Section 4
DEMOGRAPHICS



For Sale

Multifamily Property

14,098 SF | \$4,250,000



Population

	1 Mile	2 Miles	3 Miles
TOTAL POPULATION	24,979	104,280	212,842
MEDIAN AGE	41.5	37.3	37.4
MEDIAN AGE (MALE)	39.2	36.5	36.6
MEDIAN AGE (FEMALE)	42.0	37.5	37.9

Households & Income

	1 Mile	2 Miles	3 Miles
TOTAL HOUSEHOLDS	12,781	51,599	101,622
# OF PERSONS PER HH	2.0	2.0	2.1
AVERAGE HH INCOME	\$47,156	\$54,441	\$65,722
AVERAGE HOUSE VALUE	\$466,487	\$465,211	\$575,855

Race

	1 Mile	2 Miles	3 Miles
% WHITE	23.8%	34.0%	42.5%
% BLACK	35.0%	32.6%	25.6%
% ASIAN	39.0%	27.7%	26.4%
% HAWAIIAN	0.1%	0.3%	0.5%
% INDIAN	0.5%	0.5%	0.4%
% OTHER	1.7%	5.2%	5.1%

Ethnicity

	1 Mile	2 Miles	3 Miles
% HISPANIC	8.6%	12.9%	12.9%

* Demographic data derived from 2010 US Census

For Sale

Multifamily Property

14,098 SF | \$4,250,000

Total Households	12,781	51,599	101,622
Total Persons Per Hh	2.0	2.0	2.1
Average Hh Income	\$47,156	\$54,441	\$65,722
Average House Value	\$466,487	\$465,211	\$575,855

Total Population	24,979	104,280	212,842
Median Age	41.5	37.3	37.4
Median Age (Male)	39.2	36.5	36.6
Median Age (Female)	42.0	37.5	37.9

** Demographic data derived from 2010 US Census*



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