



FOR SALE

7402 LOCKWOOD

Oakland, CA 94621

OFFERING MEMORANDUM

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ADVISOR BIOS

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Oakland, CA 94621

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SECTION 1

Property Information

Executive Summary



\$1,800,000
PRICE



7,340 SF
SQ FT



5.14%
CAP RATE

Other Details

Lot Size:	10,000 SF
Price / SF:	\$245.23
NOI:	\$92,530

- Located in Oakland opportunity zone
- All units are a desirable layout of 2 bedrooms and 1 bathroom
- Convenient access to public transportation and nearby Highways 580 and 880
- Less than 30 minutes from San Francisco
- Downtown Oakland and the Oakland International Airport are both a 10-minute drive

Property Description



Property Description

7402 Lockwood is a 10-unit multifamily property for sale in an Oakland opportunity zone. All units are 2-bedroom, 1-bathroom apartments. The property is conveniently located between the Coliseum and Fruitvale BART stations. All units have tremendous rental upside via turnover and/or buyouts. Middle East Oakland is great for easy commuting access to downtown Oakland, the Oakland International Airport, and downtown San Francisco.

Location Description

7402 Lockwood has convenient access to public transportation and nearby Highways 580 and 880, making an easy commute to San Francisco and Downtown Oakland. The property is walking distance to shops, businesses, restaurants, and grocery stores. Oakland International Airport is just a 10-minute drive away.

Complete Highlights



Location Information

Street Address	7402 Lockwood
City, State, Zip	Oakland, CA 94621
County	Alameda
Signal Intersection	No

Building Information

NOI	\$92,530.98
Cap Rate	5.14
Free Standing	No

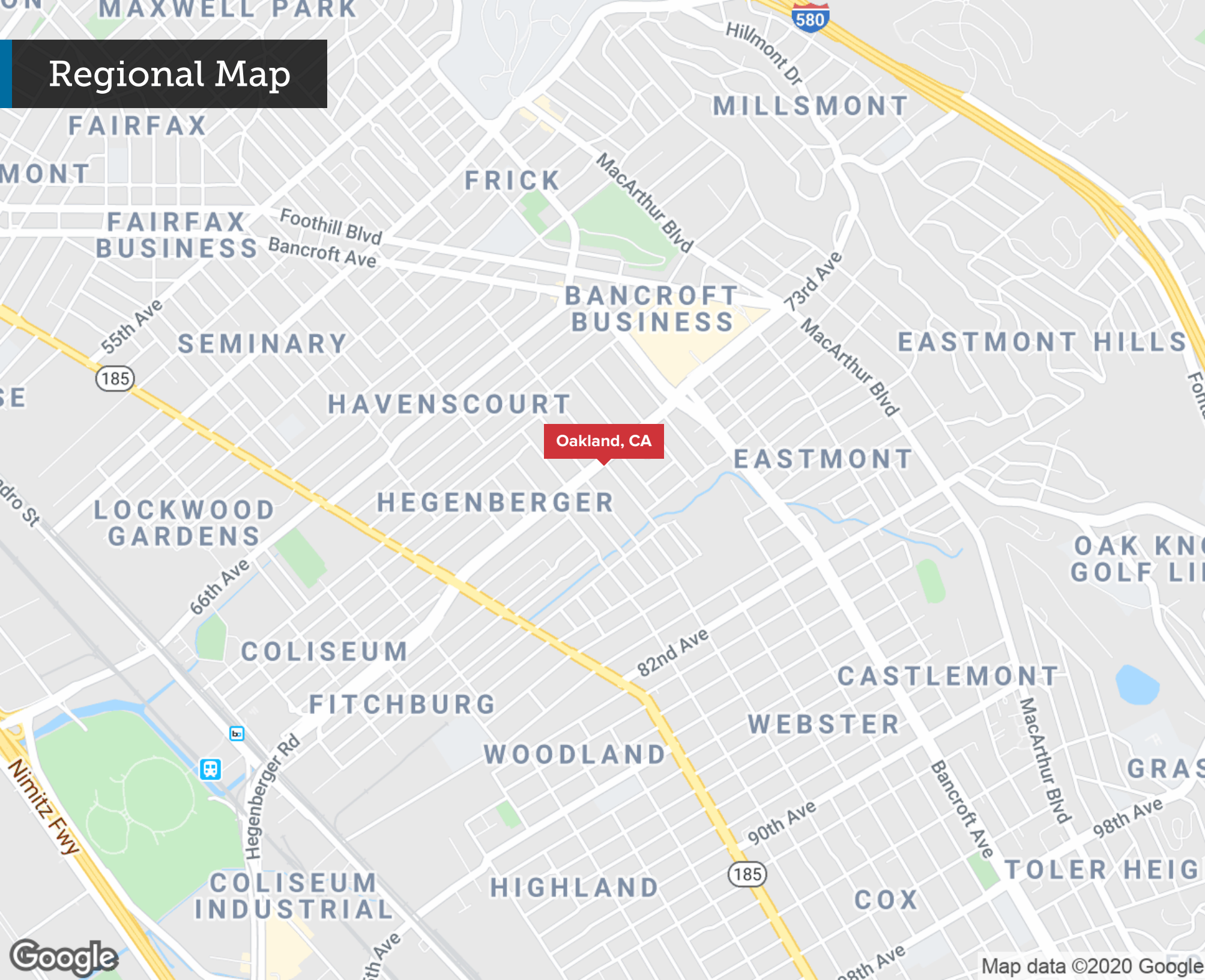
Property Highlights

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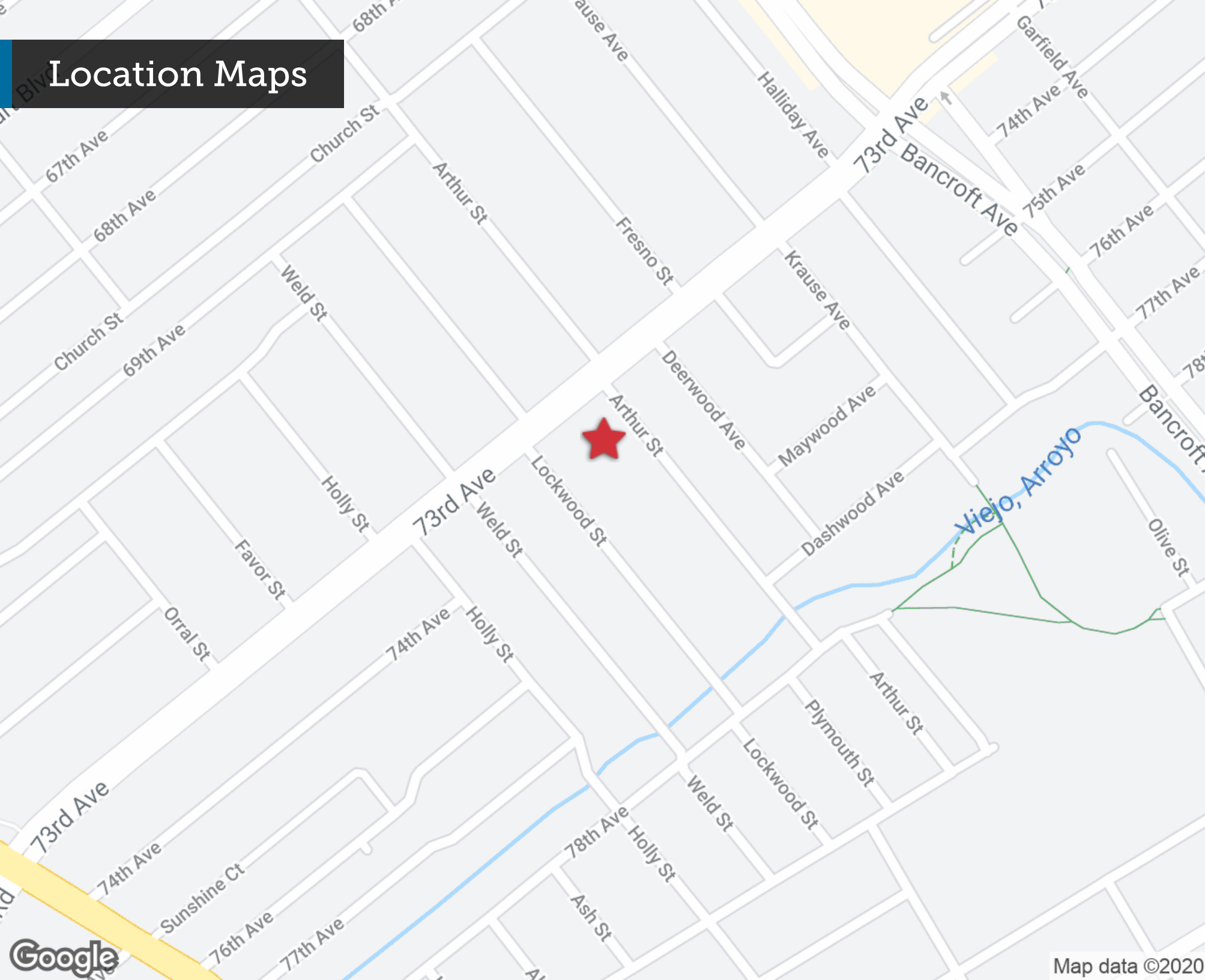
SECTION 2

Location Information

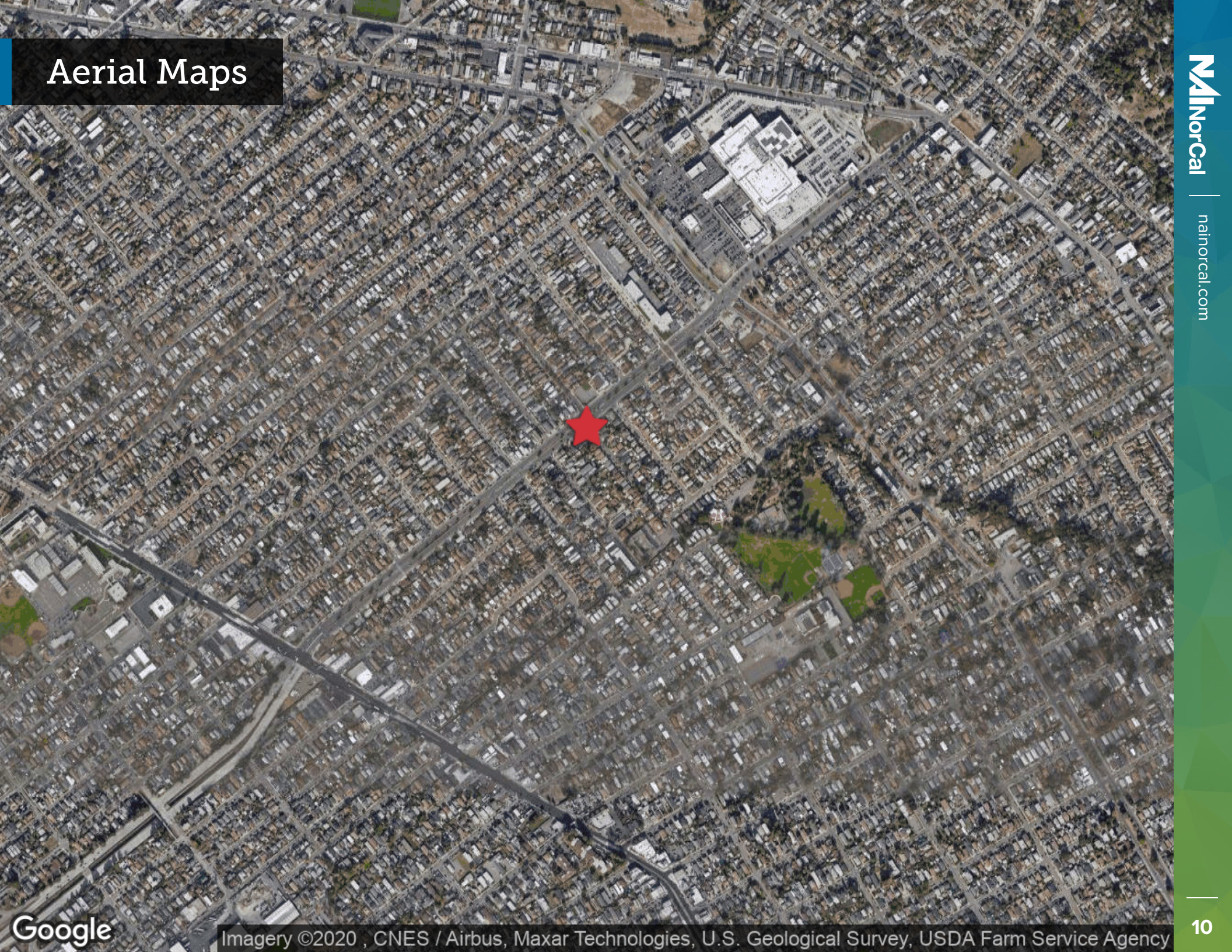
Regional Map



Location Maps



Aerial Maps



SECTION 3

Financial Analysis

Financial Summary

Investment Overview		Market
Price	\$1,800,000	\$1,800,000
Price per Unit	\$180,000	\$180,000
GRM	11.8	8.3
CAP Rate	5.1%	8.8%
Cash-on-Cash Return (yr 1)	4.66 %	10.81 %
Total Return (yr 1)	\$63,513	\$138,811
Debt Coverage Ratio	2.29	4.87

Operating Data		Market
Gross Scheduled Income	\$152,450	\$216,000
Other Income	-	-
Total Scheduled Income	\$152,450	\$216,000
Vacancy Cost	\$4,573	\$6,480
Gross Income	\$147,876	\$209,520
Operating Expenses	\$55,345	\$51,691
Net Operating Income	\$92,530	\$157,828
Pre-Tax Cash Flow	\$52,148	\$125,449

Financing Data		Market
Down Payment	\$1,120,000	\$1,160,000
Loan Amount	\$680,000	\$640,000
Debt Service	\$40,382	\$32,379
Debt Service Monthly	\$3,365	\$2,698
Principal Reduction (yr 1)	\$11,364	\$13,361

Income & Expenses

Income Summary

Gross Income	\$147,876
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Expense Summary

Fixed: Tax "1.3666% (Oakland Property Tax)"	\$21,856
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Fixed: Special Assessments "Actual"	\$7,183
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Fixed: Insurance "Actual"	\$2,569
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Operational: PGE "Actual"	\$5,500
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Operational: Water "Actual"	\$3,000
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Operational: Garbage "Actual"	\$3,500
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Operational: Maintenance & Repair	\$6,000
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Operational: Reserves	\$3,000
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Operational: Business Tax	\$2,057
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Operational: Rent Board	\$680
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Operational: Maintenance Reserve"	-
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Gross Expenses	\$55,345
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Net Operating Income	\$92,530
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Rent Roll

Unit Number	Unit Bed	Unit Bath	Current Rent	Market Rent	Market Rent/SF	Notes
1	2	1	\$1,730	\$1,730		
2	2	1	\$1,041	\$1,730		
3	2	1	\$1,650	\$1,730		
4	2	1	\$620	\$1,730		
5	2	1	\$939	\$1,730		
6	2	1	\$1,730	\$1,730		
7	2	1	\$1,500	\$1,730		
8	2	1	\$1,730	\$1,730		
9	2	1	\$1,033	\$1,730		
10	2	1	\$729	\$1,730		
Totals/Averages			\$12,704	\$17,300		

SECTION 4

Advisor Bios



MATTHEW RULLODA
Investment Advisor

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Education

BA, Economics and Business
Administration, San Francisco State
University

Professional Background

Matthew Rulloda is an Investment Advisor at NAI Northern California, specializing in multi-family in the East Bay market.

Matt began his career in real estate with leading commercial real estate information provider CoStar. His experience there provided a thorough understanding of the commercial real estate landscape in the Bay Area. In addition to winning numerous awards for sales, Matt also established relationships with key brokers and owners in the Bay Area.

Matt is a San Francisco native and received a Bachelors degree in Economics and Business Administration from San Francisco State University. His education and professional business experience has helped him better understand the world of commercial real estate. This allows Matt to strategically analyze commercial real estate properties and investment strategies alike.

Recent Transactions

- 811 Brown St | Martinez | \$3,550,000
- 12 Units, Oakland | \$3,685,000
- 2023 Chanslor Ave | Richmond | \$1,126,000
- 1315 Brown St Martinez | Sold for \$1,650,000
- 7708 Ney Ave | Oakland | \$1,100,000
- 1071 81st Ave | Oakland | \$1,385,000
- 645 Foothill Blvd | Oakland | Sold for \$925,000
- 7216 Orral St | Okaland | \$850,000
- 533 Lewis St | Oakland | \$575,000
- 3210 Harrison St | Oakland | \$2,800,000
- 2157 Donald Dr | Moraga | \$3,759,000
- 1515 West St | Concord | \$3,750,000
- 1530 Adelaide St | Concord | \$6,300,000
- 3550 Chestnut Ave | Concord | \$1,950,000
- 3515 Chestnut Ave | Concord | \$5,000,000
- 309-313 Country View | Pleasanhill | \$3,550,000
- 1530 Willow St | Martinez | \$2,795,000



MONJID ALDIYYAT
Senior Investment Advisor

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Education

University of Jordan, Bachelor of
Management Information System

Professional Background

Monjid is a Senior Investment Adviser at NAI Northern California with a special focus in the acquisition and disposition of multifamily properties. Monjid has extensive experience managing millions of dollars worth of commercial properties throughout the San Francisco Bay Area. Having managed the sales of millions of dollars worth of commercial real estate.

Monjid's is skilled at conducting a thorough market analysis, which plays a key role in helping his clients understand their investments. His ability to seek out and acquire distressed multifamily properties that suit the needs of the involved parties, alongside his expertise and insight into the market at large, has been instrumental to not only his success but also the financial well-being of his clients.

He graduated from The University of Jordan, where he earned a Bachelor's degree in Business Administration with an emphasis on Management Information Systems. He continues to seek opportunities to stay abreast with the most current knowledge pertaining to his craft. Most recently, he completed a course at Harvard University to strengthen his skills in commercial real estate.

Recent Transactions

- 1760 Pine St | Concord | \$2,875,000
- 2306 Ellsworth st | Berkeley | \$4,180,000
- 1760 Pine St | Concord | \$3,300,000
- 3000 Coffee Rd | \$4,550,000
- 334 Portland Ave | Oakland | \$1,460,000
- 1812 E 24th St | Oakland | \$1,300,000
- 3000 Coffee Rd | Modesto | \$4,000,000
- 1671 Haller Ct | Concord | \$1,370,000
- 1317 Roosevelt Ave | Richmond | \$900,000
- 1502 Discovery Bay Blvd | Discovery Bay | \$3,000,000
- 2157 Donald Dr | Moraga | \$3,650,000
- 811 Brown St | Martinez | \$3,550,000
- 2077 Ney Ave | El Cerrito | \$1,500,000
- 1141 Carver Ave | Modesto | \$5,700,000