



Bay's Elite Investments, Inc.

Multi-Family Advisory Services - The Karbassi Team

Exclusive Multi-Family Offering:

803-805 52nd Street, Oakland, CA 94608



Over 14 Years of Exclusive Apartment Brokerage

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803-805 52nd Street, Oakland

Analysis and Marketing Proposal

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1196 Boulevard Way Suite #16

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Property Description

- 2 Very Large 2 bedroom units in a great location, steps from the thriving Temescal neighborhood with its great restaurants and small shops
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- Each 889 sqft apartment is individually metered for gas, electricity and even water.
- The downstairs apartment is fully rehabbed with granite kitchen, tiled floors, stainless steel appliances, updated bathroom, laminate floors throughout.
- Double-paned windows throughout.
- Great rental upside on rents.



Property is literally 1 minute drive to the 580-80 corridor, and 20 minutes to downtown San Francisco. It is conveniently located about 1/2 mile from both Rockridge and Macarthur BART stations.

Bay's Elite Investments, Inc. is excited to offer qualified investors or new home buyers the opportunity to acquire 803-805 52nd Street in Oakland. This offering consists of 2 very large and spacious apartments averaging about 890 square feet each. The building is conveniently located close to BART, gourmet Temescal restaurants, shopping and much more..

Built around the 1910, the apartment building consists of two 2 BR/1BA condominium style apartments. The total net rentable area is approximately 1778 square feet sitting on a 2960 square feet lot.

Apartment 803 downstairs has been fully refurbished last year in 2014 with a new stainless steel kitchen, granite counter tops and oak cabinetry. The bathroom has been remodeled with a new vanity and gorgeous tiled tub-surround. The floors are a combination of tile in the kitchen and bath and laminate in the living rooms and the bedroom.

There is tremendous upside in rents on both units and a new owner, an investor or an owner-occupier alike, can enjoy the benefits of investing in a property with considerable upside.

There has been a considerable amount of capital improvement work that has been done since 2013. The sewer lateral is compliant with the EBMUD/ City of Oakland and was redone in 2013 (\$5000); All the windows were replaced with double-paned windows, plumbing was replaced to copper, the laundry room downstairs was remodeled and apartment 805 downstairs was fully remodeled (\$38,136).

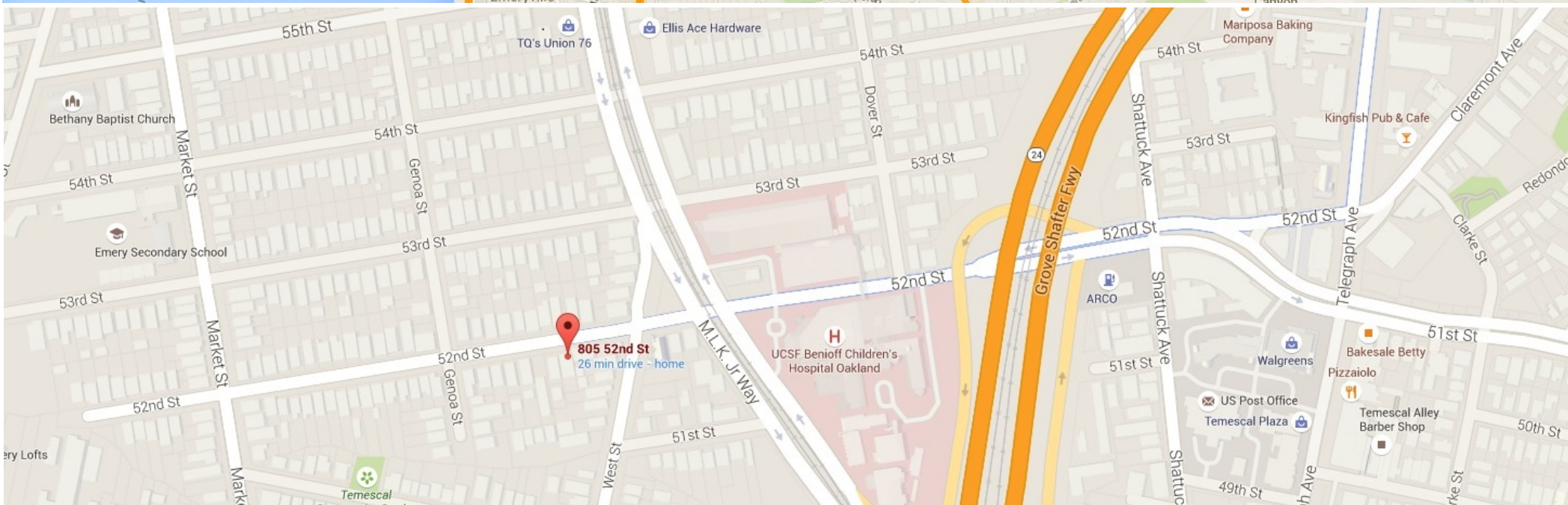
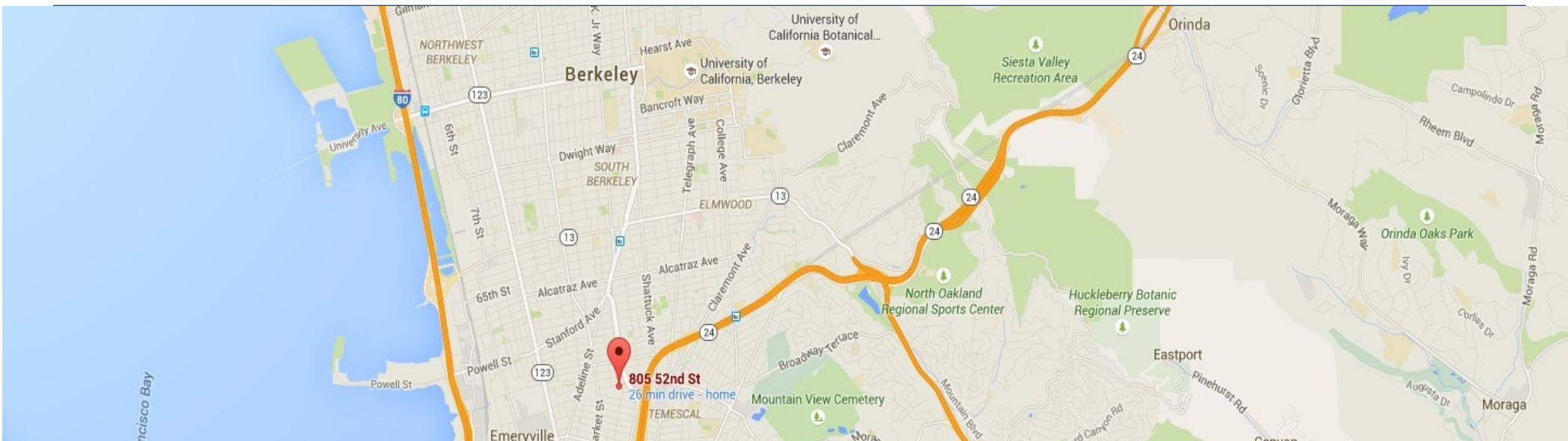
The property is ideally located within 15 minute walking distance (3/4 mile) to Macarthur BART, 1 minute drive to the 580/880 corridor for a 20 minute drive to downtown San Francisco. Multitude of shops and restaurants of Temescal neighborhood are within a 5-10 minute walking distance to the property.



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Location Overview and Aerial



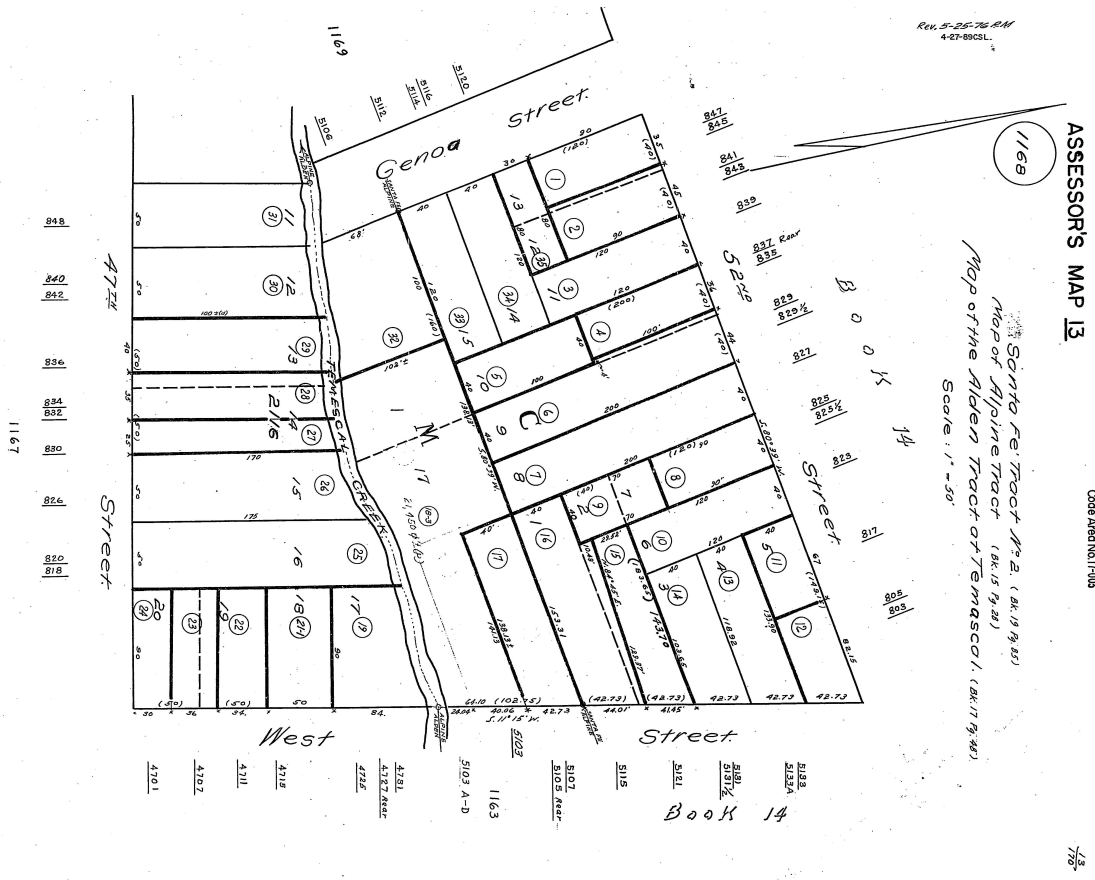
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Parcel Map





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Offering Summary

803-5 52nd Street, Oakland, CA 94608		
Price		\$595,000
Down Payment	40%	\$238,000
Price/Unit		\$297,500
Number of Buildings		1
Number of Units		2
Number of Stories		2
Rentable Sq. Ft.		1,778
Price/Sq. Ft.		\$335
Type of Ownership		Fee Simple
Year Build		1910
Total Parking Spaces		1
Parking Ratio		1/2
Lot Area (Sq. Ft.)		2,960
Landscaping		Mature

	CAP	GRM
Current	4.5 %	14.27
Pro Forma	7.7%	10.00

Proposed Financing

Loan Amount	\$357,000
Interest Rate	4%
Amortization (Years)	30
Program	30-Year Fixed
Net Cash Flow before debt service (Net operating income)	\$32,094
Debt Service	\$20,448
Net Cash Flow after debt service	\$10,077
Cash on Cash	4.23%
Debt Coverage Ratio (DCR)	1.6

Unit Summary

Unit		Sq. Ft.	Current Rent		Pro Forma Rent	
Type	#	Unit	Avg.	Rent/Sq. Ft.	Avg.	Rent/Sq. Ft.
2 Bd/1 Ba	2	889	\$1,727	\$1.94	\$2,500	\$2.81



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Operating Data

Income		Current	Per Unit		Pro Forma
Scheduled Gross Income		\$41,460	\$20,730		\$60,000
Less: Vacancy	3.00%	\$1,244	\$622	3.00%	\$1,800
Gross Operating Income		\$40,216	\$20,108		\$58,200
Less: Expenses		\$12,185	\$4,062		\$12,185
Net Operating Income		\$32,094	\$10,698		\$35,830

Expenses		Current	Per Unit		Pro Forma
Property Taxes & Asemenents		\$9,669	\$4,835		\$9,669
Insurance		\$1957	\$400		\$1957
Garbage		\$720	\$360		\$720
Maintenance and Repairs		\$2,000	\$1,000		\$2,000
License and Fees		\$300	\$100		\$300
Total Expenses	35%	\$14,646	\$7,323	24%	\$14,646
Expense/sf.		\$8.23			\$8.23



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Rent Roll

Apt #./ Unit	Bedrooms	Bathrooms	Sq. Ft.	Current	Pro Forma	Current
803	2	1	889	\$1,460	\$2,500	\$1.64
805	2	1	889	\$1,995	\$2,500	\$2.24
Average	2	1	889	\$1,728	\$2,500	\$1.94

Income Summary (Month)

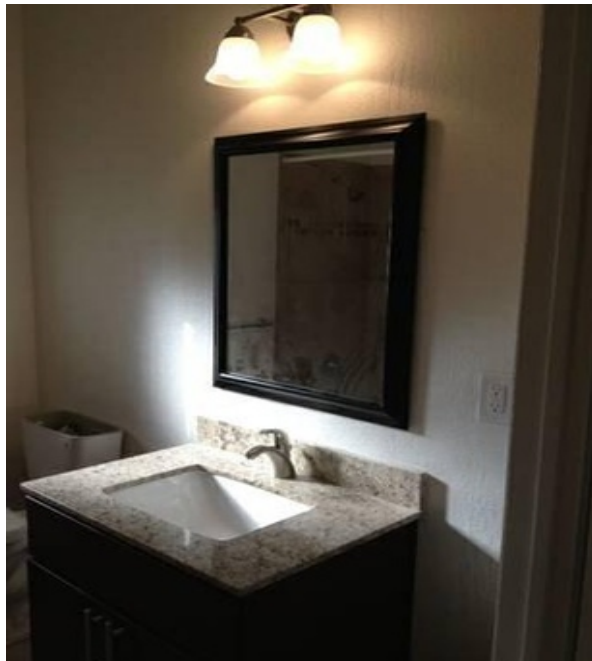
Gross Potential Market Rent	\$5,000
Gross Current Rent	\$3,455



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Property Photographs



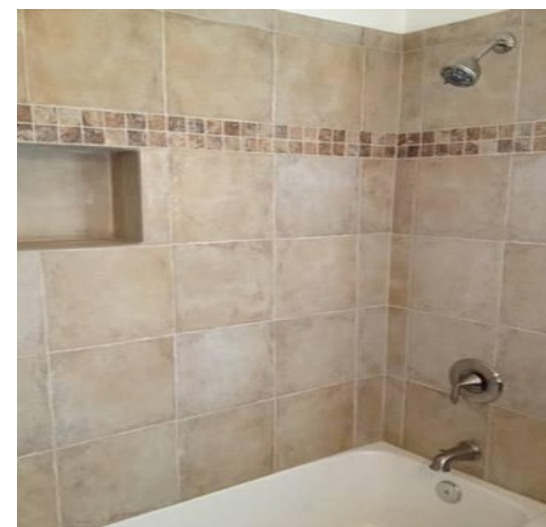
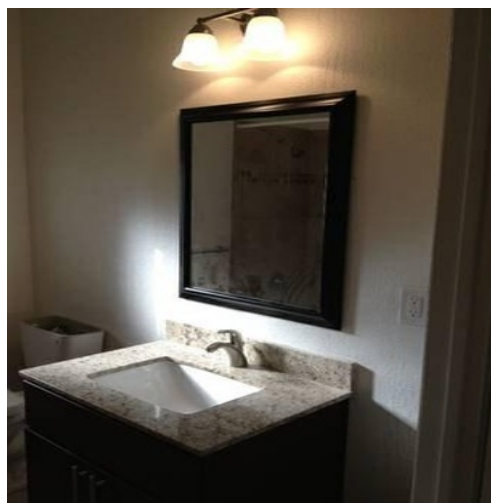
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Property Photographs (cont.)



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Area Overview - Oakland, CA (Temescal)



About the Area

Temescal is one of the oldest neighborhoods in Oakland, located in N. Oakland and centered on Telegraph Ave. The neighborhood drives its name from Temescal Creeks, one of the most significant water courses found in Oakland. Temescal is primarily a residential neighborhood. Most of the houses are early 20th century bungalows along many apartment complexes.

The commercial heart of Temescal is Telegraph Ave, between the Macarthur BART station and 51st street. This area is home to popular restaurants.

Until 1897, Temescal was a separate village. In this year, the residents of Temescal voted to join the City of Oakland in an effort to gain access to higher quality public schools and police services.



Capitalizing on Cool

Some of the new businesses that have opened in Oakland's Temescal neighborhood in recent years.



Population By Races

Race	Population	% of Total
Total Population	390,724	100
White	134,925	34
Black or African American	109,471	28
Hispanic or Latino	99,068	25
Asian	65,811	16
Some Other Race	53,378	13
Two or More Races	21,877	5
American Indian	3,040	Below 1%
Three or more races	2,634	Below 1%
Native Hawaiian Pacific Islander	2,222	Below 1%
Native Hawaiian	168	Below 1%



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