

# 10 APARTMENT UNITS

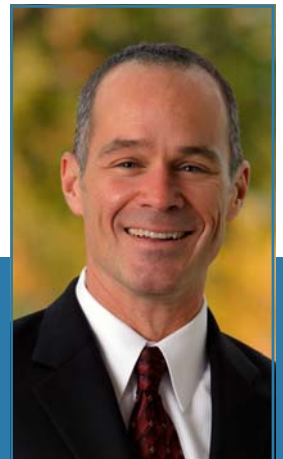
3861 & 3867 BUELL STREET, OAKLAND 94619



**SHAWN WILLIS**

**925.988.0502**

**Shawn@IPSrealestate.com**



**INCOME PROPERTY SERVICES**

1343 LOCUST STREET, SUITE 205

WALNUT CREEK, CA 94596

WWW.IPSREALESTATE.COM / DRE # 01095619

# CONTENTS

Contents .....	Page 2
Executive Summary .....	Page 3
Income & Expenses .....	Page 4
Market Value Analysis .....	Page 5
Comparables .....	Pages 6-11
Rent Survey & Photos	
Rent Survey Map	
Sales Comparables	
Sales Comparables Photos	
Sales Comparables Map	
Neighborhood View .....	Page 12
City Map .....	Page 13
Regional Map .....	Page 14
Parcel Map .....	Page 15







## EXECUTIVE SUMMARY

The Buell Street Apartments is a clean, well-located, family owned complex that is being brought to market for the first time in decades. Its location in Redwood Heights is a desirable neighborhood consisting primarily of single family homes that show pride of ownership.

This property represents a rare opportunity to own a multi-family property with upside potential. Its location, proximity to Highway 13, Interstate I-580, downtown Oakland, and public transportation—combined with its many desirable features—make this an uncommon investment opportunity.

The complex is made up of two, separate 5-unit properties located across from each other. Each building is on a lot of 7,500 ± square feet for a total area of 15,000 ± square feet per the Alameda County tax assessor.

Each building features a raised foundation with pitched, composition shingle roof, and on-site laundry facilities. While the owner provides water and trash removal, each unit is separately metered for gas and electricity. On-site parking offers a total of three enclosed carports and four uncovered spaces. The units feature electric ranges, dishwashers, disposals, and wall heating.

The unit mix is desirable:

- (8) 2BR / 1BA units
- (2) 3BR / 2BA units

The property could be purchased and operated as it has been for many years into the future. Alternatively, investors in the Oakland area have noticed significant upside in rents when they make upgrades by adding amenities such as granite counters, new appliances, and updated floor coverings. We believe the subject property would respond well to such improvements. Rent increases, however, must conform to Oakland Rent Control.

## PROPERTY DETAILS

Address	3861 & 3867 Buell Street, Oakland, CA 94619
Laundry	Two community facilities
Siding	Stucco with wood and brick trim
APN	37-2547-8-5 & 37-2547-8-6
Building S.F.	10,106 (per Alameda County)
Approx. Land	15,000 (per Alameda County)
Year Built	1965 (per Alameda County)
PG&E	Separately metered
Water	Master metered
Trash	Paid by owner
Foundation	Raised
Roof	Pitched, composition shingle

## INCOME & EXPENSES

UNITS	TYPE	ESTIMATED SQ. FEET	CURRENT	STABILIZED
2	3BR / 2BA	1,600	\$1,550-\$1,625	\$1,625
8	2BR/1BA	850	\$927-\$1,200	\$1,200
10	Total rentable square feet	10,000		

INCOME				
Monthly Rent			\$11,724	\$12,850
Other Income			\$50	\$50
Total Monthly Income			\$11,774	\$12,900
<b>ANNUALIZED TOTAL INCOME</b>			\$141,288	\$154,800
Scheduled Gross Income			\$141,288	\$154,800
Less Vacancy Reserve (5.00%)			(\$7,064)	(\$7,740)
<b>GROSS OPERATING INCOME</b>			\$134,224	\$147,060

EXPENSES				
Taxes (New @ 1.4057%)			(\$21,085)	(\$21,085)
Levies and Assessments (Actual)			(\$4,128)	(\$4,128)
Insurance (Estimated @ \$.45/s.f.)			(\$4,500)	(\$4,500)
Grounds Maintenance (\$150/mo.)			(\$1,800)	(\$1,800)
Water (Previous 12 months)			(\$4,970)	(\$4,970)
Sewer (Previous 12 months)			(\$1,669)	(\$1,669)
Garbage (2013 Annualized)			(\$6,147)	(\$6,147)
PG&E (2013 Annualized)			(\$5,005)	(\$5,005)
Repairs/Maintenance (Projected @ \$750/unit/year)			(\$7,500)	(\$7,500)
Capital Improvements (Est. @ \$200/unit)			(\$2,000)	(\$2,000)
Miscellaneous (Estimated)			(\$500)	(\$500)
Business License Fee and Rent Board (1.4%/\$15/unit)			(\$2,029)	(\$2,209)
<b>TOTAL EXPENSES</b>			(\$61,333)	(\$61,513)

<b>NET OPERATING INCOME</b>			<b>\$72,890</b>	<b>\$85,547</b>
Expenses as % of Gross Income			43.41%	39.74%
Expenses per Unit			\$6,133	\$6,151
Expenses per Square Foot			\$6.13	\$6.15

## MARKET VALUE ANALYSIS

SALE PRICE		\$1,550,000	\$1,550,000
Down Payment	\$500,000	32%	\$500,000 32%
* First Loan	\$1,050,000	68%	\$1,050,000 68%
** Second Loan	\$0		\$0 0%
NET OPERATING INCOME		\$72,890	\$85,547
Estimated Debt Service (first loan)	(\$58,138)	(\$58,138)	
Cash Flow	\$14,752	\$27,409	
Plus: Principal Pay Down	\$19,407	\$19,407	
Total Pre-Tax Return	\$34,159	\$46,816	
Return on Investment	6.83%	9.36%	
Gross Rent Multiplier	10.97	10.01	
Capitalization Rate	4.70%	5.52%	
Price per square foot	\$155.00	\$155.00	
Price per unit	\$155,000	\$155,000	

Financing:

First loan based on 1.2 DCR, 3.72% interest rate, 30 year Amortization.





## OAKLAND RENT SURVEY

ADDRESS	SUBJECT 3861-67 Buell Street	3809 Buell Street	4812 Tompkins Avenue	4228 Masterson Street	3805 Maybelle Avenue	3705 Maybelle Avenue
AMENITIES	Carports, on-site laundry, rear yards, separately metered	Garages, on-site laundry, small yard, separately metered	Off street parking, on-site laundry, wall heating, separately metered	Off street parking, on-site laundry, separately metered	Garages, on-site laundry, small yard, separately metered	On-site laundry, garages / carports, decks, separately metered
1 BR X 1 BA			\$750 to \$875 600 square feet \$1.25-\$1.46/s.f.			
2 BR X 1 BA	\$927 to \$1,200 850 square feet \$1.09-\$1.41/s.f.	\$1,300 1,000 square feet \$1.30/s.f.	\$875 to \$1,200 800 square feet \$1.09-\$1.50	\$1,200 814 square feet \$1.47/s.f.	\$1,400 929 square feet \$1.50/s.f.	\$1,135 825 square feet \$1.38/s.f.
3 BR X 2 BA	\$1,550 to \$1,625 1,000 square feet \$1.55-\$1.61/s.f.	\$1,600 1,200 square feet \$1.33/s.f.				\$1,575 1,408 square feet \$1.12/s.f.





## OAKLAND RENT SURVEY PHOTOS



3809 Buell Street



4812 Tompkins Avenue



4228 Masterson Street



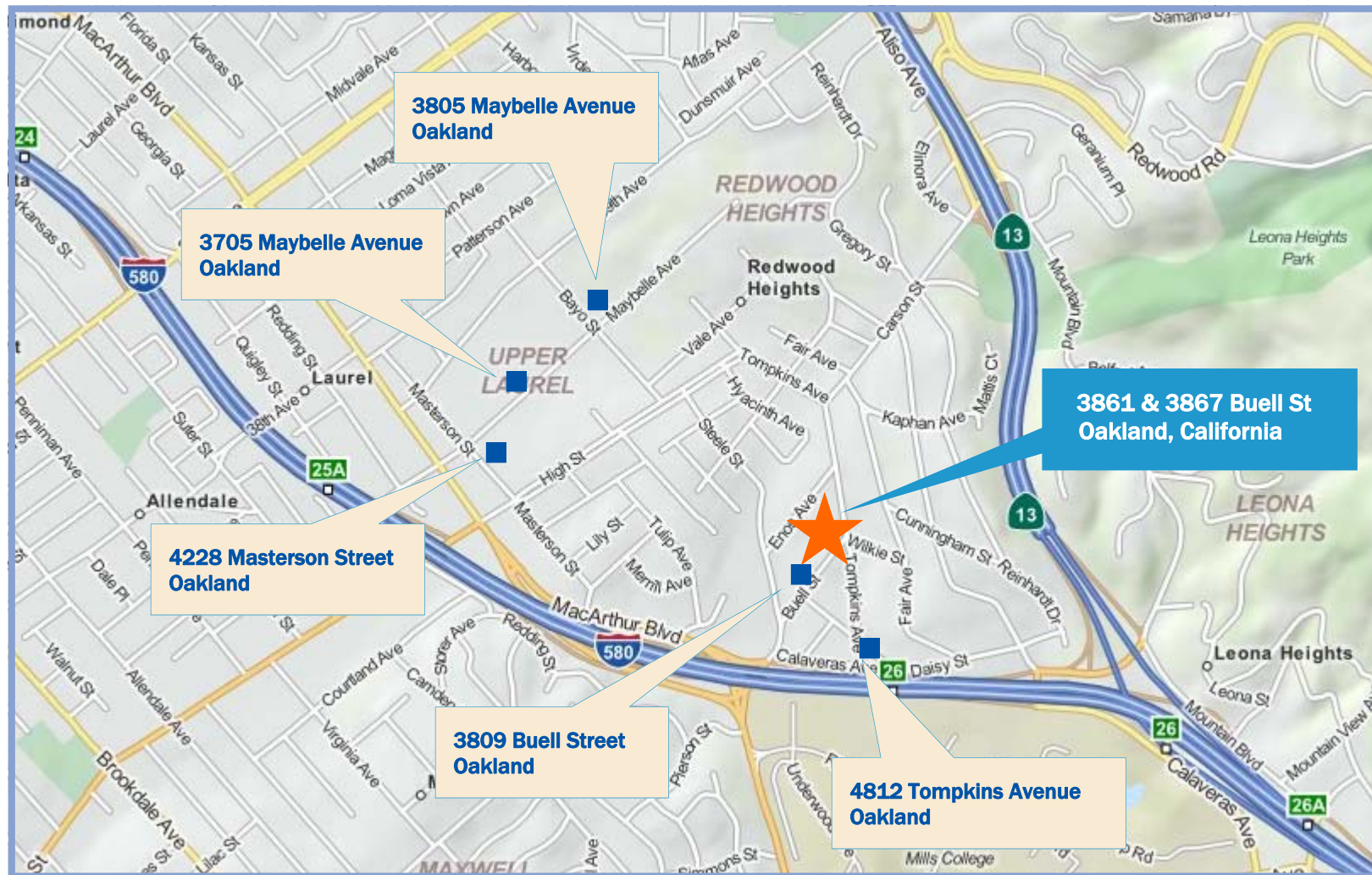
3805 Maybelle Avenue



3705 Maybelle Avenue



## OAKLAND RENT SURVEY MAP







## OAKLAND SALES COMPARABLES

ADDRESS	UNITS	SALE PRICE	SQUARE FEET	COST/ UNIT	COST/ SQ. FT.	AVG. RENT/ SQ. FT.	GRM	CAP	UNIT MIX	BUILT	SALE DATE	COMMENTS
2656 38th Avenue	5	\$610,000	3,948	\$122,000	\$154.51	\$1.28	10.07	5.60%	All 2x1	1955	7/25 2013	Some updated kitchens/baths. Individual water heaters. Four garages, two storage units, on site laundry facility.
4812 Tompkins Ave [1]	6	\$572,500	4,371	\$95,417	\$130.98	\$1.32	8.25	7.30%	Studio (3) 1x1 (2) 2x1	1962	5/9 2013	Off street parking, laundry facility, separately metered for gas and electric. Two story, wood framed construction on concrete slab foundation.
3170 High Street	14	\$1,015,000	10,250	\$72,500	\$99.02	\$1.20	6.88	7.23%	(3) 1x1 (11) 2x1	1963	4/30 2013	Mostly renovated units, security complex, carports, laundry facility, wall heating, separately metered for gas & electricity.
3833 Maybelle Ave	11	\$1,310,500	8,424	\$119,136	\$155.57	\$1.41	9.19	6.00%	(8) 1x1 (2) 2x1 3x2	1964	3/15 2013	Carports, patios and balconies, common laundry facility, storage units, some apartments with views.
3705 Maybelle Ave	6	\$845,000	5,833	\$140,833	\$144.87	\$1.25	9.66	6.38%	3x2 (5) 2x1	1967	1/16 2013	Large units, separately metered. Composition shingle roof, patios and balconies, common laundry room, stucco exterior, carports.
4060 Lyon Avenue	7	\$681,000	5,090	\$97,286	\$133.79	\$1.33	8.40	7.60%	2x2 (6) 1x1	1960	12/28 2012	Separate gas, electric and water meters. Individual water heaters. Long term tenants. Off street parking for all units. Roof is 18 months old.
3865 Maybelle Ave	8	\$818,500	6,608	\$102,313	\$123.87	\$1.20	8.61	6.96%	(2) 1x1 (6) 2x1	1965	12/18 2012	Garages, common laundry facility, pitched composition shingle roof, small yard area, separately metered for gas and electricity.
AVERAGES	8	\$836,071	6,361	\$107,069	\$134.66	\$1.28	8.72	6.72%				

[1] Currently back on the market for \$950,000, 13.92 GRM / 5.04% Cap rate



## OAKLAND SALES COMPARABLES PHOTOS



2656 38th Avenue



4812 Tompkins Avenue



3170 High Street



3833 Maybelle Avenue



3705 Maybelle Avenue



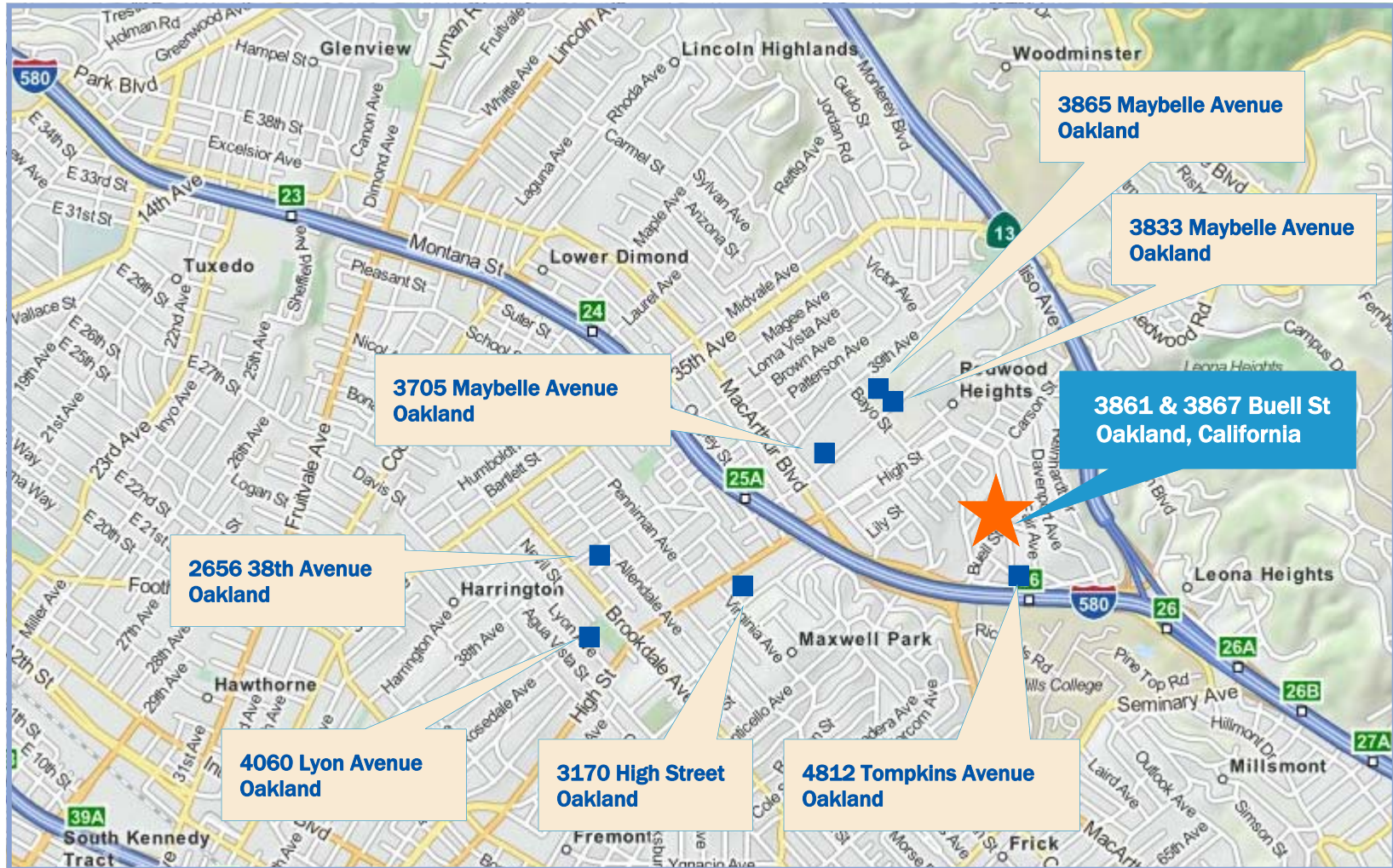
4060 Lyon Avenue



3865 Maybelle Avenue



## OAKLAND SALES COMPARABLES MAP



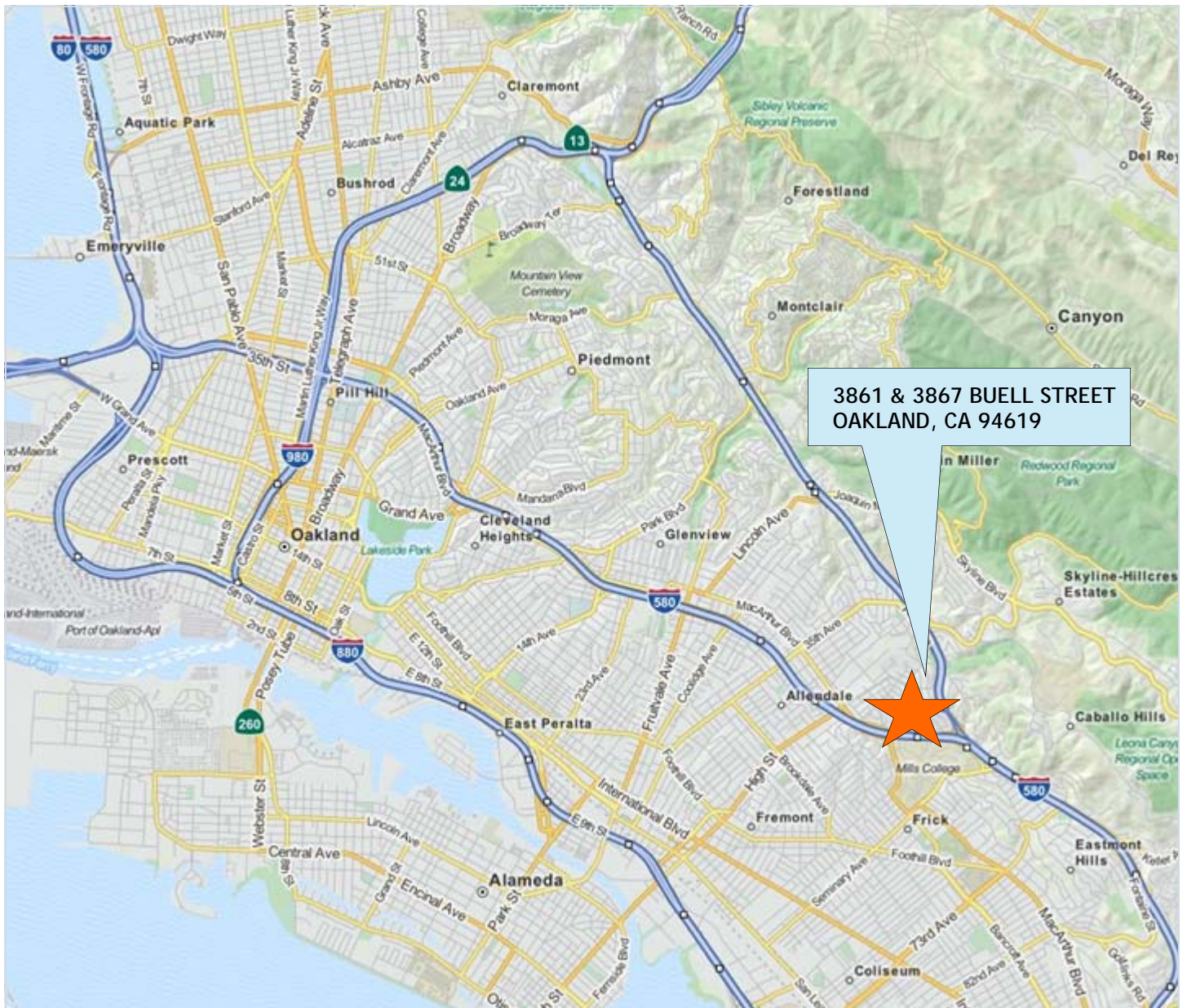


## NEIGHBORHOOD VIEW



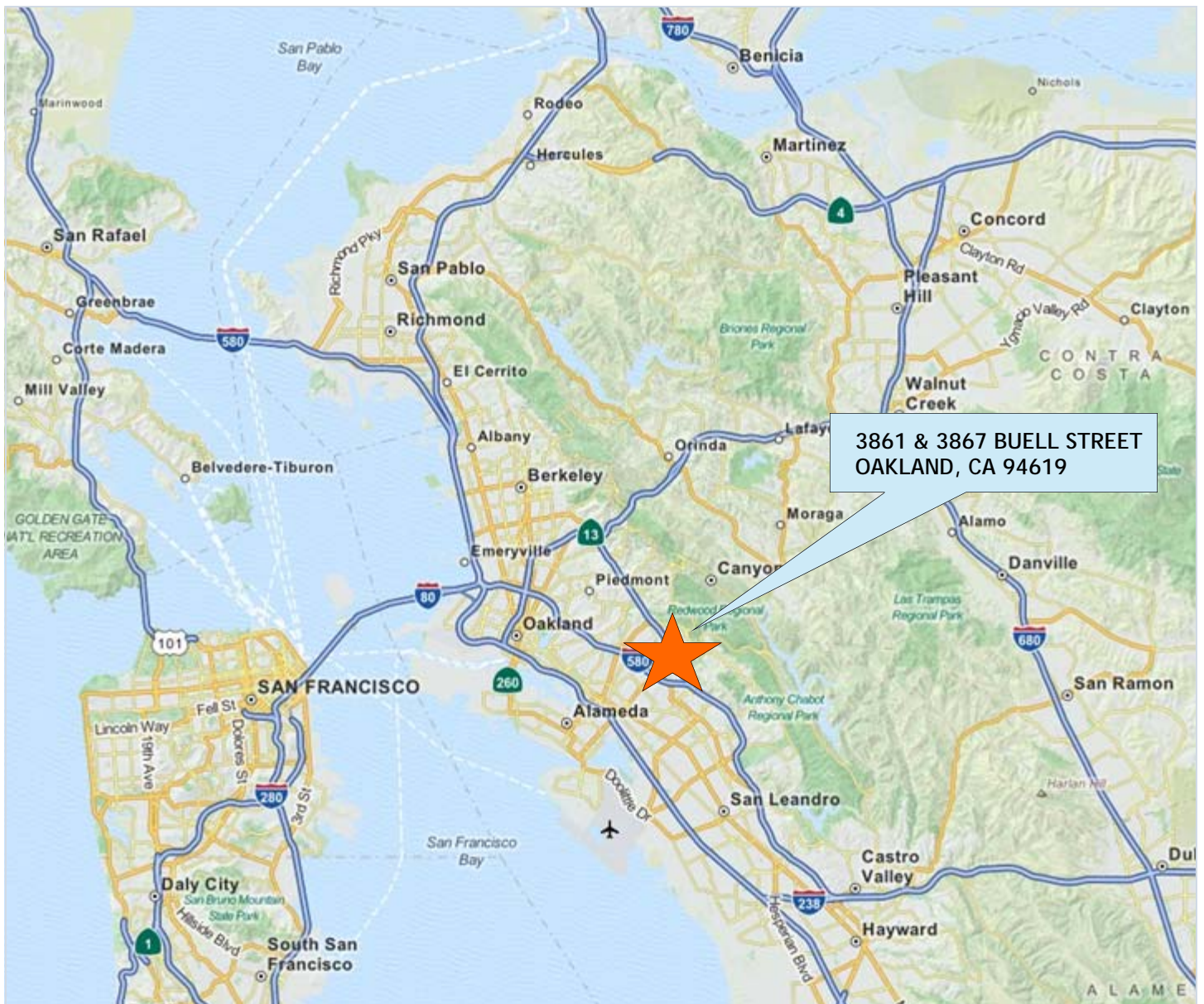


## CITY MAP





## REGIONAL MAP





## PARCEL MAP

