



FOR SALE

4-UNITS | OAKLAND

1639 82nd Ave. Oakland, CA 94621



JATIN **MEHTA**

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PROFESSIONAL BACKGROUND

Jatin Mehta is a leading expert in the purchase and sale of multifamily investment properties in the greater Bay Area. His extensive market knowledge, unique pricing and marketing strategies, and keen negotiating tactics — along with an unrivaled work ethic — ensure his clients achieve their real estate investment goals. Utilizing his strong financial background and analytical skills, Jatin is able to identify premium real estate acquisitions that help both first-time buyers and seasoned investors build equity and assets. He understands that trust and integrity are at the core of every real estate deal, and he prioritizes his clients’ vision and objectives while also offering expert advice and guidance. Jatin’s commitment to providing the highest level of service has earned him multiple awards and enabled him to build long-term relationships with his clients.

Jatin studied at UC Irvine, where he majored in economics and management, and he launched his financial career in institutional equity sales. He spent 12 years on Wall Street, working for a number of investment banks and with institutional fund managers, advising them on which equity assets to buy and sell and helping companies raise equity in the public markets. He rose to the position of director of sales while earning a Master of Science in financial analysis at the University of San Francisco. In 2017, Jatin became an agent, where his educational, financial, and analytical background has proven invaluable in advising clients as a multifamily investment specialist.

Jatin’s entrepreneurial spirit is strongly influenced by his father, who emigrated from India to California and earned his master’s degree at UC Berkeley — the first of his family to do so. Jatin witnessed firsthand his father’s dedication to growing a successful engineering business, and his hard work and drive to be the best has shaped much of Jatin’s life and career.

After living in Orange County, San Francisco and Berkeley for many years, Jatin is now based in Oakland with his wife, Rishvika and their dog Henri.

Kite Hill Real Estate
510.878.6800



FOR SALE

EXECUTIVE SUMMARY



SALE PRICE

\$930,000

OFFERING SUMMARY

NUMBER OF UNITS:	4
BUILDING SIZE:	3,610 SF
LOT SIZE:	5,000 SF
PRICE / SF:	\$257.62
CAP RATE:	5.77%
NOI:	\$53,654
YEAR BUILT:	1966
ZONING:	RD-1
MARKET:	Oakland

PROPERTY HIGHLIGHTS

- 4-Unit mid-century investment opportunity
- 100% occupied, strong in place rents + 50% upside in gross rental income.
- Excellent Unit Mix: (3) 2 bedrooms + (1) 3 bedroom
- The bedrooms are bright with built-in closets
- The interior features tile and hardwood floors
- The exterior features a small yard for outdoor activities
- 4 off-street covered parking spaces + additional off-street parking
- More than 3,600 sqft of living space
- Coin-operated washer and dryer
- Storage units available for tenants
- Close proximity to San Leandro, Coliseum BART, and Oakland Coliseum
- Recently painted exterior



FOR SALE

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

This 4-unit building is fully occupied and comes with strong in-place rents and a 50% upside in gross rental income. An excellent mix of units, including three 2-beds and one 3-bed apartment, the attractive mid-century building offers more than 3,600 SqFt of living space. Interior features include hardwood and tile flooring as well as kitchens equipped with granite countertops and hardwood cabinets. Bright bedrooms with built-in closets receive plenty of natural light. The recently painted exterior features a small yard surrounded by a privacy fence and yucca palm, perfect for outdoor activities. Rustic cedar shake roofing adds to the overall charm of this property's mid-century aesthetic. Tenants enjoy four off-street covered parking spaces, as well as access to coin-operated washer and dryer and an available storage unit. Close to San Leandro, Coliseum BART, and the 880 freeway, this 4-plex is a savvy investment opportunity in an ideal commuter location.

LOCATION DESCRIPTION

Arroyo Viejo is in Alameda County and offers residents a dense urban feel. The neighborhood is located just minutes away from San Leandro and most residents tend to be liberal. The district's central streets, Bancroft and International Blvd, are the youth development hub for much of the surrounding area, attracting local families and popular sports teams for non-profit endorsements. Additionally, residents are just steps away from local coffee shops like Giant Burger, and less than a mile away from parks like Arroyo Park. The Arroyo Viejo's wide streets and multitude of businesses creates a hot spot for commuters traveling to and from the Coliseum BART station. Many young professionals live in Arroyo Viejo and are nearby Eastmont Hills, Castlemont, Webster and Coliseum neighborhood.

One of the major selling points for Arroyo Viejo neighborhood is it's prime location and public transit options --- the neighborhood has easy access to the Bay Area Rapid Transit Center (BART) from Coliseum Station, which takes residents into Downtown San Francisco in about 25 minutes. Easy Access to AC Transit -- taking the 57 or 1 bus line -- has made Arroyo Viejo a popular spot for commuters, especially those who want to get to and from San Francisco.

78 Walk Score



FOR SALE

COMPLETE HIGHLIGHTS



LOCATION INFORMATION

BUILDING NAME	4-Units Oakland
STREET ADDRESS	1639 82nd Ave
CITY, STATE, ZIP	Oakland, CA 94621
COUNTY	Alameda
MARKET	Oakland

BUILDING INFORMATION

NOI	\$53,654.56
CAP RATE	5.77%
OCCUPANCY %	100.0%
TENANCY	Multiple
NUMBER OF FLOORS	2
YEAR BUILT	1966
FREE STANDING	Yes
NUMBER OF BUILDINGS	1

PROPERTY HIGHLIGHTS

- 4-Unit mid-century investment opportunity
- 100% occupied, strong in place rents + 50% upside in gross rental income.
- Separately metered for water, gas & electric
- Excellent Unit Mix: (3) 2 bedrooms + (1) 3 bedroom
- The bedrooms are bright with built-in closets
- The interior features tile and hardwood floors
- The exterior features a small yard for outdoor activities
- 4 off-street covered parking spaces + additional off-street parking
- More than 3,600 sqft of living space
- Coin-operated washer and dryer
- Storage units available for tenants



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ADDITIONAL PHOTOS

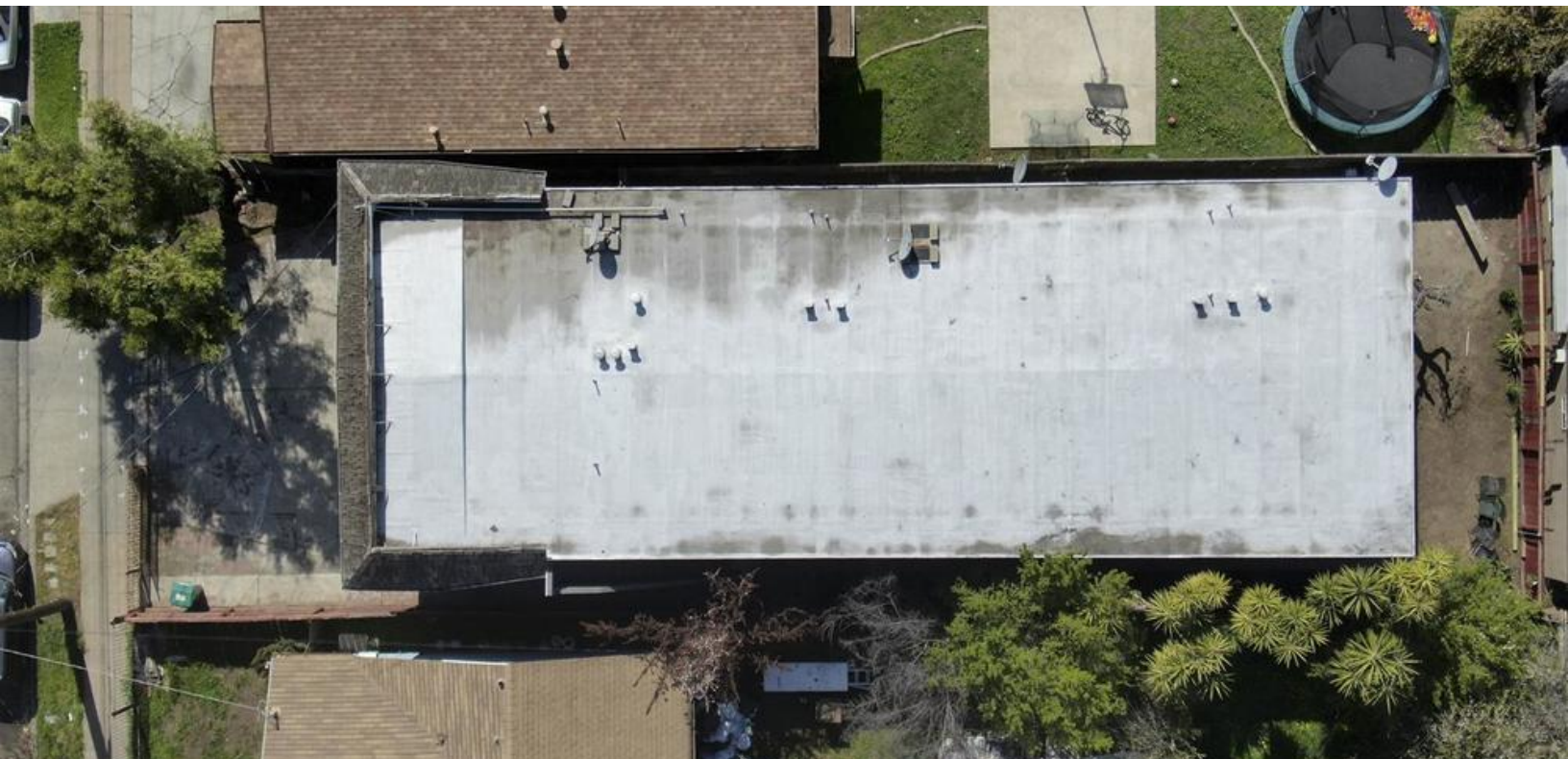


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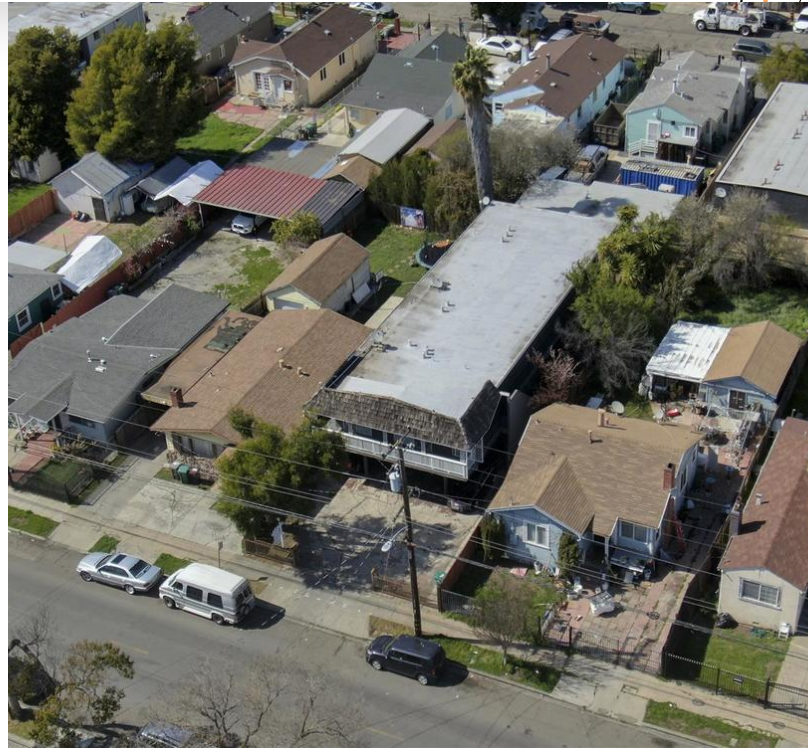


1639 82nd Ave Oakland



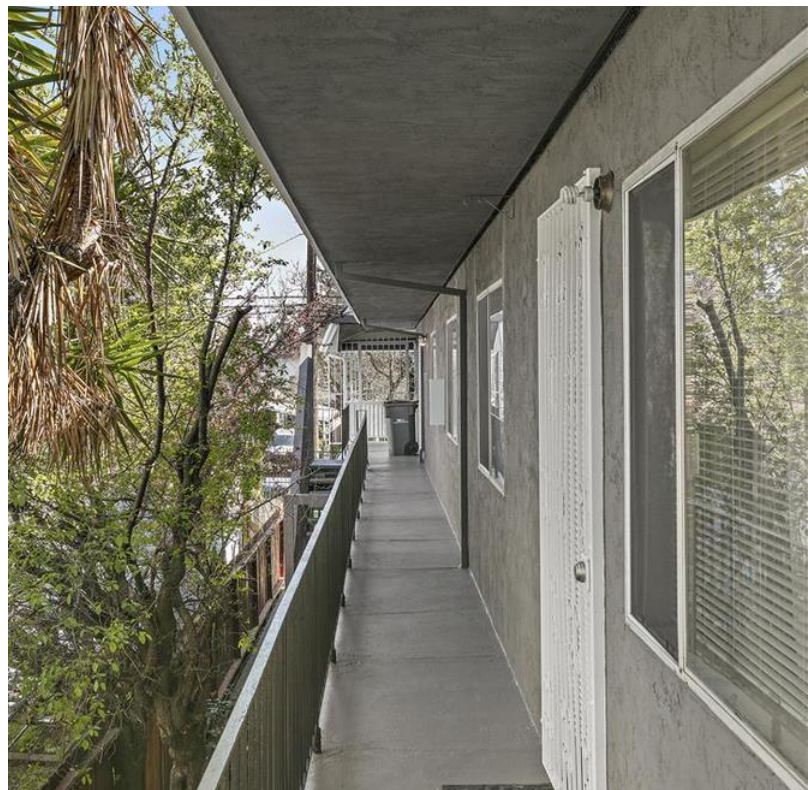
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ADDITIONAL PHOTOS



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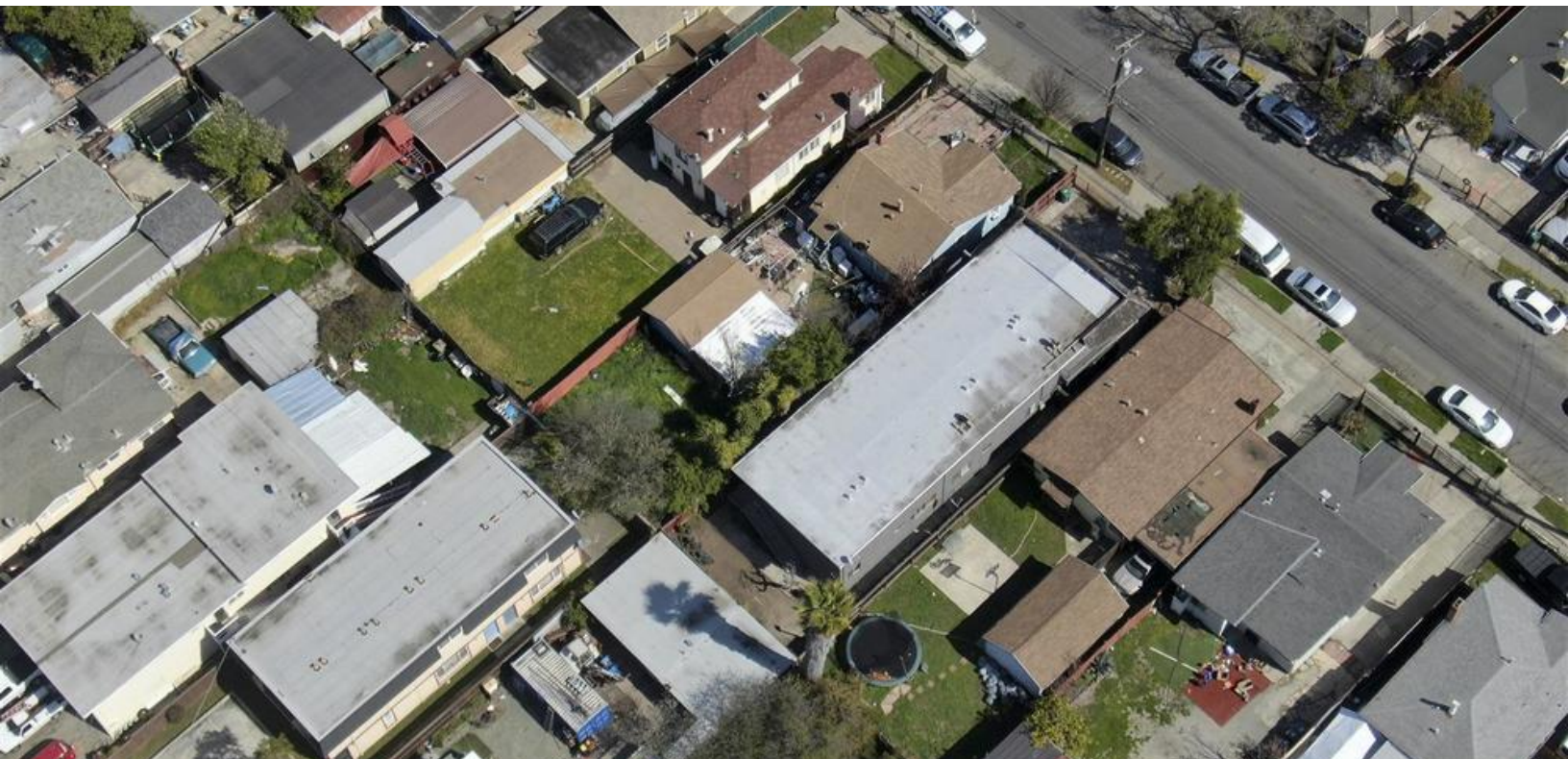
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ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS



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FLOOR PLANS



1639 82ND AVE

OAKLAND, CA 94621

Estimated Total Finished
Square Footage: 3,610 SQ FT

Overall Size Of :

UNIT : 01 : 937 SQFT
UNIT : 02 : 1,231 SQFT
UNIT : 03 : 721 SQFT
UNIT : 04 : 721 SQFT
TOTAL : 3,610 SQFT



All information provided is deemed reliable, but is not guaranteed and should be independently verified. Buyer should not rely on any advertised or disclosed square footage measurements and should retain their own experts to measure structural size and/or square footage during their contingency period, if any.

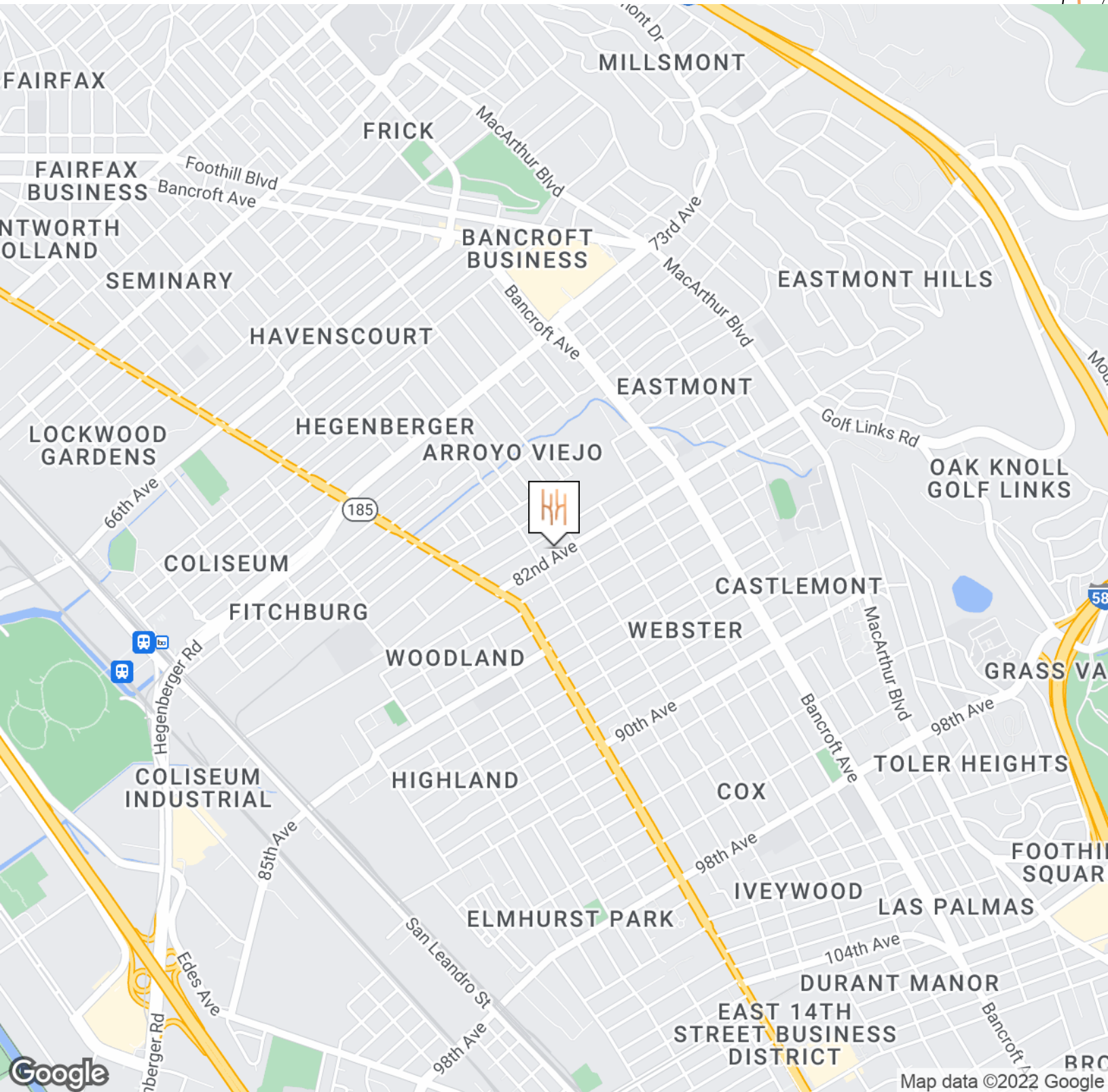
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REAL ESTATE

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Measured by Christian Klugmann Photography on 04/14/2021



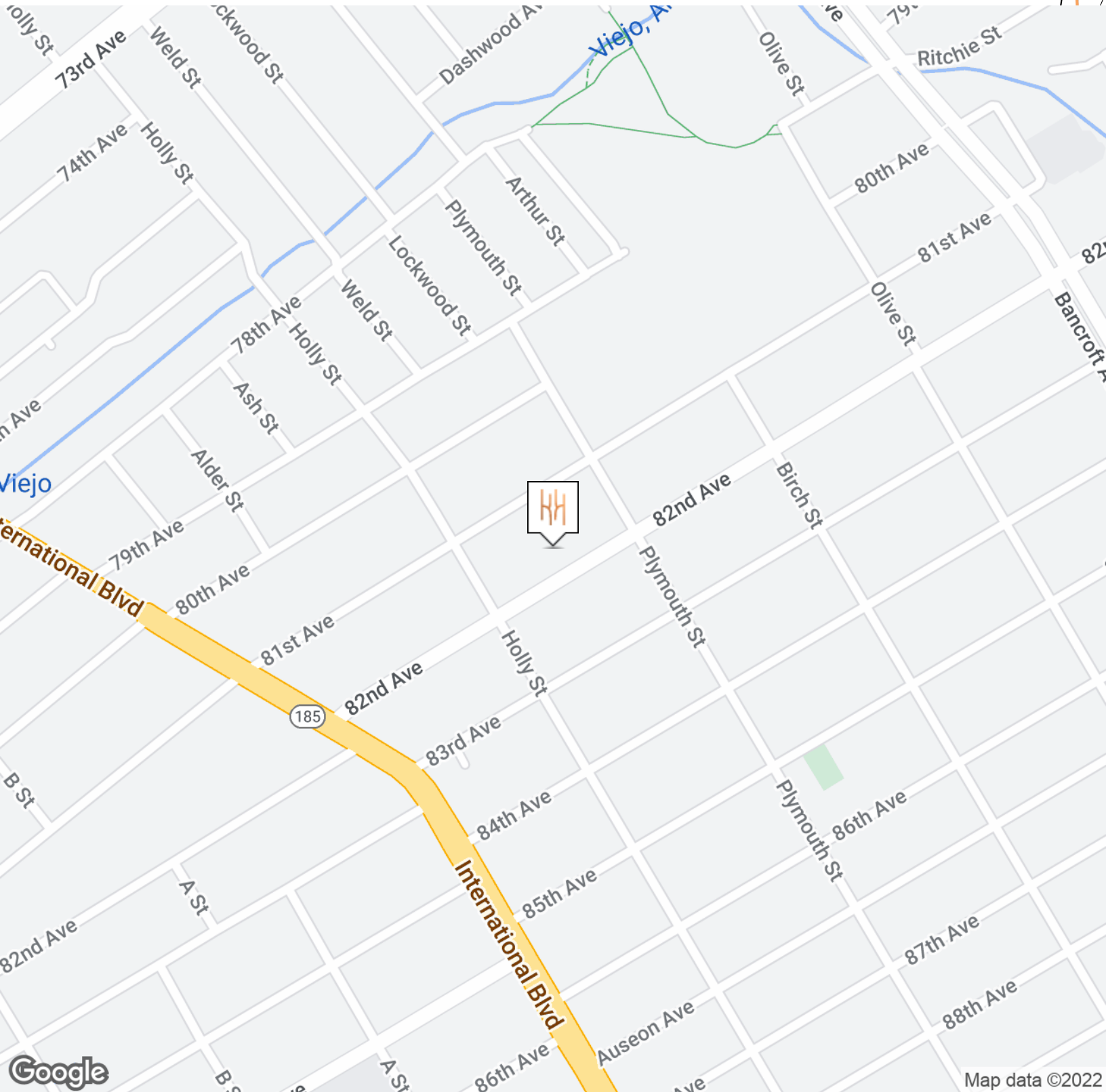
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REGIONAL MAP



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LOCATION MAP



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AERIAL MAP



FOR SALE

RENT ROLL

UNIT NUMBER	UNIT BED	UNIT BATH	LEASE START	LEASE END	CURRENT RENT	CURRENT RENT (PER SF)	MARKET RENT	MARKET RENT/SF	SECURITY DEPOSIT
1	2	1	1/17/2015	1/31/2016	\$1,575		\$2,175		\$2,500
2	2	1	2/13/2019	3/31/2021	\$1,899		\$2,175		\$1,850
3	3	2	1/10/2013	1/9/2014	\$1,125		\$2,800		\$1,850
4	2	1	3/1/2019	3/31/2020	\$1,745		\$2,175		\$3,400
TOTALS/AVERAGES	9	4			\$6,346		\$9,325		\$9,600



INCOME & EXPENSES

INCOME SUMMARY	CURRENT	MARKET
RENTAL INCOME	\$76,156	\$111,900
LAUNDRY	\$1,200	\$1,200
PARKING	\$0	\$2,400
GROSS INCOME	\$77,356	\$115,500
EXPENSE SUMMARY	CURRENT	MARKET
REAL ESTATE TAXES (NEW @1.3737%)	\$12,775	\$12,775
SPECIAL ASSESSMENTS (ACTUAL)	\$2,561	\$2,561
INSURANCE (ESTIMATE)	\$2,000	\$2,000
PG&E (ESTIMATE)	\$400	\$400
GARBAGE (ESTIMATE)	\$2,000	\$2,250
WATER (SEP METERS)	\$500	\$500
REPAIRS & MAINTENANCE (ESTIMATE)	\$2,000	\$2,000
OAKLAND RENT ADJUSTMENT FEE (\$101/UNIT)	\$404	\$404
BUSINESS LICENSE TAX (1.395% OF GROSS RENTS)	\$1,062	\$1,561
GROSS EXPENSES	\$23,702	\$24,451
NET OPERATING INCOME	\$53,654	\$85,394



FINANCIAL SUMMARY

INVESTMENT OVERVIEW	CURRENT	MARKET
PRICE	\$930,000	\$930,000
PRICE PER UNIT	\$232,500	\$232,500
GRM	12.5	9.2
CAP RATE	5.77%	9.18%
CASH-ON-CASH RETURN (YR 1)	7.65 %	20.1 %
TOTAL RETURN (YR 1)	\$33,597	\$65,336
DEBT COVERAGE RATIO	1.57	2.5
OPERATING DATA	CURRENT	MARKET
GROSS SCHEDULED INCOME	\$74,172	\$101,508
OTHER INCOME	\$0	\$0
TOTAL SCHEDULED INCOME	\$77,356	\$115,500
VACANCY COST	\$0	\$5,655
GROSS INCOME	\$77,356	\$109,845
OPERATING EXPENSES	\$23,702	\$24,451
NET OPERATING INCOME	\$53,654	\$85,394
PRE-TAX CASH FLOW	\$19,504	\$51,244
FINANCING DATA	CURRENT	MARKET
DOWN PAYMENT	\$255,000	\$255,000
LOAN AMOUNT	\$675,000	\$675,000
DEBT SERVICE	\$34,150	\$34,150
DEBT SERVICE MONTHLY	\$2,845	\$2,845
PRINCIPAL REDUCTION (YR 1)	\$14,092	\$14,092



FOR SALE

SALE COMPS



4-UNITS | ARROYO VIEJO

1476 79Th Ave | Oakland, CA 94621

Sale Price:	\$985,000	NOI:	\$62,400
GRM:	10.26	Occupancy:	100%
Closed:	08/10/2020	CAP:	5.84%
Price / Unit:	\$246,250	No. Units:	4
Price PSF:	\$321.48	Building SF:	3,064 SF
Year Built:	1910	Lot Size:	4,000 SF



100% Occupied. \$8,000/month rental income.



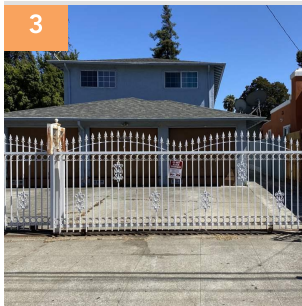
4-UNITS | COLISEUM

1253 73rd Ave | Oakland, CA 94621

Sale Price:	\$860,000	NOI:	\$49,140
GRM:	11.37	Occupancy:	100%
Closed:	08/24/2020	CAP:	5.27%
Price / Unit:	\$215,000	No. Units:	4
Price PSF:	\$226.79	Building SF:	3,792 SF
Year Built:	1964	Lot Size:	5,000 SF



100% Occupied. \$6,300/month rental income.



4-UNITS | CASTLEMONT

2256 83rd Ave | Oakland, CA 94605

Sale Price:	\$910,000	NOI:	\$49,031
GRM:	12.06	Occupancy:	100%
Closed:	07/21/2020	CAP:	4.97%
Price / Unit:	\$227,500	No. Units:	4
Price PSF:	\$267.65	Building SF:	3,400 SF
Year Built:	1960	Lot Size:	5,300 SF

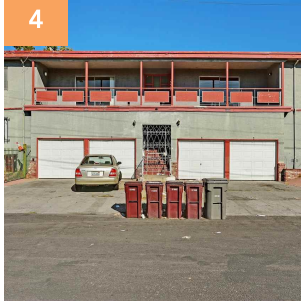


100% Occupied. \$6,286/month rental income.



FOR SALE

SALE COMPS



4-UNITS | CASTLEMONT

9404 Peach St | Oakland, CA 94603

Sale Price:	\$925,000	NOI:	\$49,514
GRM:	12.14	Occupancy:	50%
Closed:	02/24/2021	CAP:	4.94%
Price / Unit:	\$231,250	No. Units:	4
Price PSF:	\$250.47	Building SF:	3,693 SF
Year Built:	1961	Lot Size:	5,000 SF



50% Vacant. \$6,348/month market rental income.



4-UNITS | DURANT MANOR

10915 Bancroft Ave | Oakland, CA 94603

Sale Price:	\$900,888	NOI:	\$63,258
GRM:	9.25	Occupancy:	0%
CAP:	6.48%	Price / Unit:	\$225,222
No. Units:	4	Price PSF:	\$226.64
Building SF:	3,975 SF	Year Built:	1941
Lot Size:	7,200 SF		



100% Vacant. \$8,110/month market rental income.



4-UNITS | MAXWELL PARK

3229 Courtland Ave | Oakland, CA 94619

Sale Price:	\$900,000	NOI:	\$48,633
GRM:	12.02	Occupancy:	75%
CAP:	4.98%	Price / Unit:	\$225,000
No. Units:	4	Price PSF:	\$297.62
Building SF:	3,024 SF	Year Built:	1960
Lot Size:	6,870 SF		



25% Vacant. \$6,235/month market rental income.



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4-UNITS | MAXWELL PARK

3077 Birdsall Ave | Oakland, CA 94619

Sale Price:	\$960,000	NOI:	\$46,410
GRM:	13.44	Occupancy:	100%
CAP:	4.46%	Price / Unit:	\$240,000
No. Units:	4	Price PSF:	\$273.97
Building SF:	3,504 SF	Year Built:	1963
Lot Size:	6,000 SF		



100% Occupied. \$5,950/month rental income.



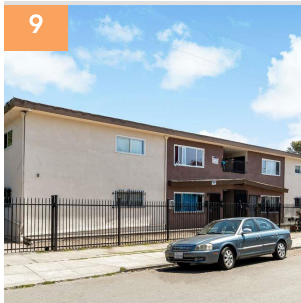
4 UNITS | SOBRANTE PARK

144 Catron Dr | Oakland, CA 94603

Sale Price:	\$908,000	NOI:	\$73,200
GRM:	12.40	Occupancy:	100%
Closed:	01/12/2021	CAP:	5.24%
Price / Unit:	\$227,000	No. Units:	4
Price PSF:	\$298.88	Building SF:	3,038 SF
Year Built:	1965	Lot Size:	5,571 Acres



100% Occupied | \$6,100/month



4-UNITS | WEBSTER

8330 Birch St | Oakland, CA 94621

Sale Price:	\$1,195,000	NOI:	\$74,226
GRM:	10.46	Occupancy:	100%
CAP:	5.73%	Price / Unit:	\$298,750
No. Units:	4	Price PSF:	\$304.85
Building SF:	3,920 SF	Year Built:	1965
Lot Size:	5,300 SF		

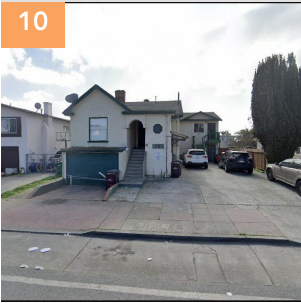


100% Occupied. \$9,516.17/month rental income.



FOR SALE

SALE COMPS



4-UNITS | HAVENSCOURT

6423 Bancroft Ave | Oakland, CA 94605

Sale Price:	\$1,195,000	NOI:	\$80,628
GRM:	9.63	Occupancy:	100%
CAP:	6.22%	Price / Unit:	\$298,750
No. Units:	4	Price PSF:	\$298.60
Building SF:	4,002 SF	Year Built:	1966
Lot Size:	5,100 SF		



100% Occupied. \$10,337/month rental income.



FOR SALE

SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	PRICE/UNIT	CAP	GRM	# OF UNITS	
	4-Units Oakland 1639 82nd Ave Oakland, CA 94621	\$930,000	3,610 SF	\$257.62	\$232,500	5.77%	12.54	4	
	SALE COMPS	PRICE	BLDG SF	PRICE/SF	PRICE/UNIT	CAP	GRM	# OF UNITS	CLOSE
1	4-Units Arroyo Viejo 1476 79Th Ave Oakland, CA 94621	\$985,000	3,064 SF	\$321.48	\$246,250	5.84%	10.26	4	08/10/2020
2	4-Units Coliseum 1253 73rd Ave Oakland, CA 94621	\$860,000	3,792 SF	\$226.79	\$215,000	5.27%	11.37	4	08/24/2020
3	4-Units Castlemont 2256 83rd Ave Oakland, CA 94605	\$910,000	3,400 SF	\$267.65	\$227,500	4.97%	12.06	4	07/21/2020
4	4-Units Castlemont 9404 Peach St Oakland, CA 94603	\$925,000	3,693 SF	\$250.47	\$231,250	4.94%	12.14	4	02/24/2021
5	4-Units Durant Manor 10915 Bancroft Ave Oakland, CA 94603	\$900,888	3,975 SF	\$226.64	\$225,222	6.48%	9.25	4	On Market
6	4-Units Maxwell Park 3229 Courtland Ave Oakland, CA 94619	\$900,000	3,024 SF	\$297.62	\$225,000	4.98%	12.02	4	On Market
7	4-Units Maxwell Park 3077 Birdsall Ave Oakland, CA 94619	\$960,000	3,504 SF	\$273.97	\$240,000	4.46%	13.44	4	On Market
8	4 Units Sobrante Park 144 Catron Dr Oakland, CA 94603	\$908,000	3,038 SF	\$298.88	\$227,000	5.24%	12.4	4	01/12/2021
9	4-Units Webster 8330 Birch St Oakland, CA 94621	\$1,195,000	3,920 SF	\$304.85	\$298,750	5.73%	10.46	4	On Market



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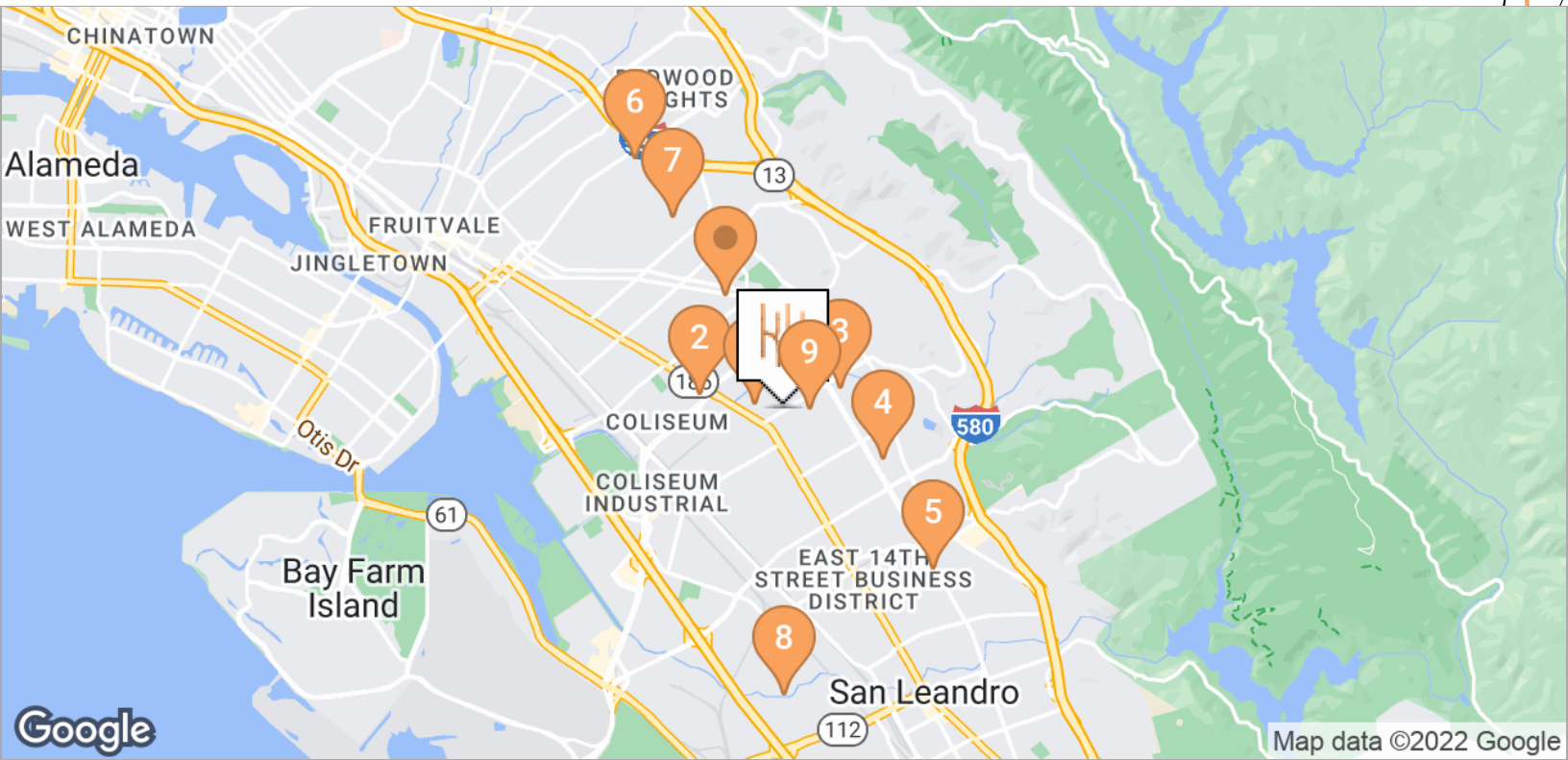
SALE COMPS SUMMARY

10	4-Units Havenscourt								
	6423 Bancroft Ave	\$1,195,000	4,002 SF	\$298.60	\$298,750	6.22%	9.63	4	On Market
	Oakland, CA 94605								
		PRICE	BLDG SF	PRICE/SF	PRICE/UNIT	CAP	GRM	# OF UNITS	CLOSE
	TOTALS/AVERAGES	\$973,889	3,541 SF	\$275.03	\$243,472	5.41%	11.3	4	



FOR SALE

SALE COMPS MAP



SUBJECT PROPERTY

1639 82nd Ave | Oakland, CA 94621



1

4-UNITS | ARROYO VIEJO

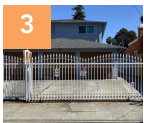
1476 79th Ave
Oakland, CA 94621



2

4-UNITS | COLISEUM

1253 73rd Ave
Oakland, CA 94621



3

4-UNITS | CASTLEMONT

2256 83rd Ave
Oakland, CA 94605



4

4-UNITS | CASTLEMONT

9404 Peach St
Oakland, CA 94603



5

4-UNITS | DURANT MANOR

10915 Bancroft Ave
Oakland, CA 94603



6

4-UNITS | MAXWELL PARK

3229 Courtland Ave
Oakland, CA 94619



7

4-UNITS | MAXWELL PARK

3077 Birdsall Ave
Oakland, CA 94619



8

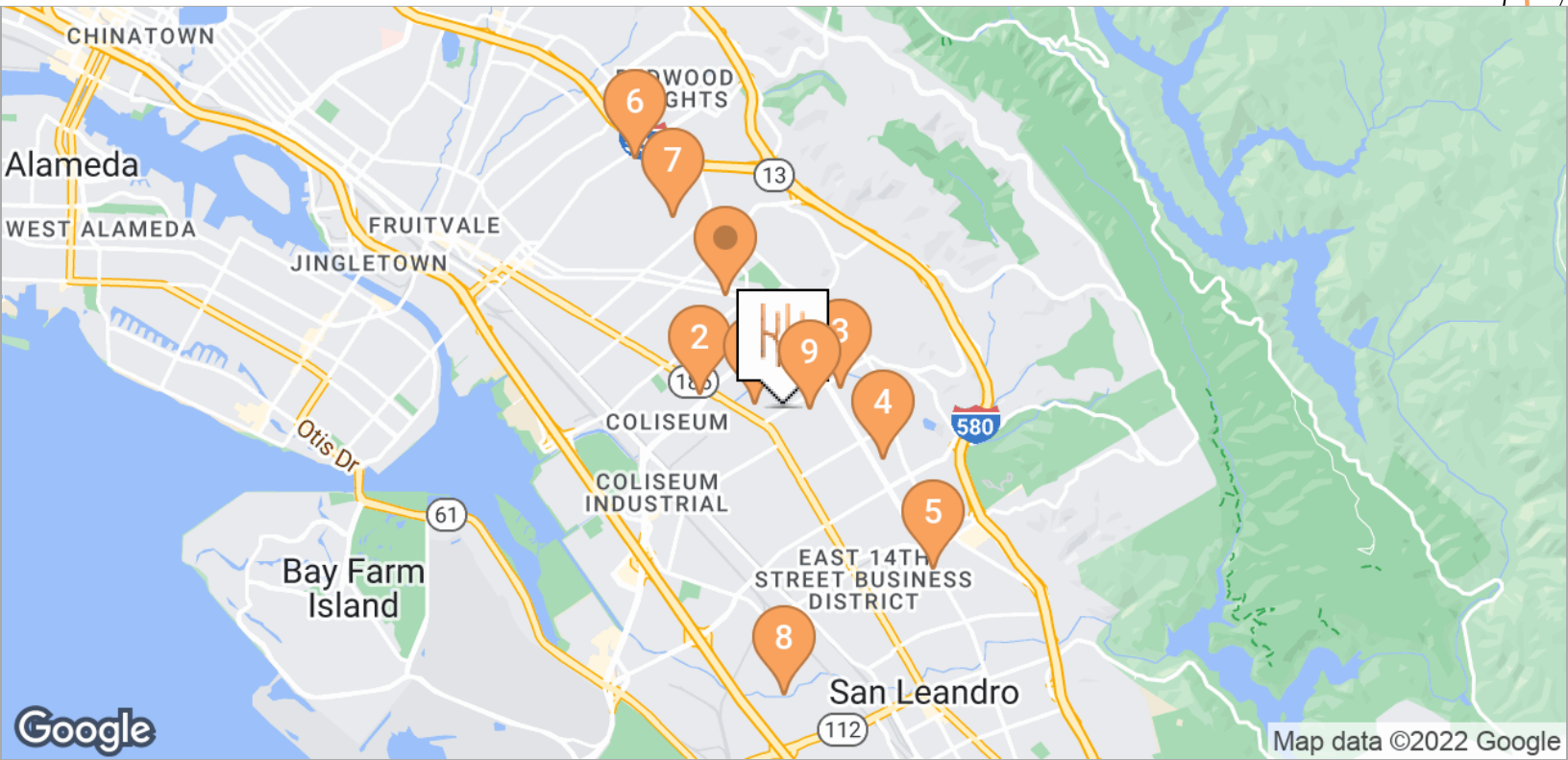
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SALE COMPS MAP



 **SUBJECT PROPERTY**
1639 82nd Ave | Oakland, CA 94621



4-UNITS | WEBSTER
8330 Birch St
Oakland, CA 94621



4-UNITS | HAVENSCOURT
6423 Bancroft Ave
Oakland, CA 94605



ADVISOR



JATIN MEHTA

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Direct: 949.929.9562

PROFESSIONAL BACKGROUND

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After living in Orange County, San Francisco and Berkeley for many years, Jatin is now based in Oakland with his wife, Rishvika and their dog Henri.

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