



FOR SALE

282 WHITMORE STREET

Oakland, CA 94611 | LOWER ROCKRIDGE



JATIN **MEHTA**

MULTI-FAMILY SPECIALIST

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CALCRE #02045713

AMAN **GIRI**

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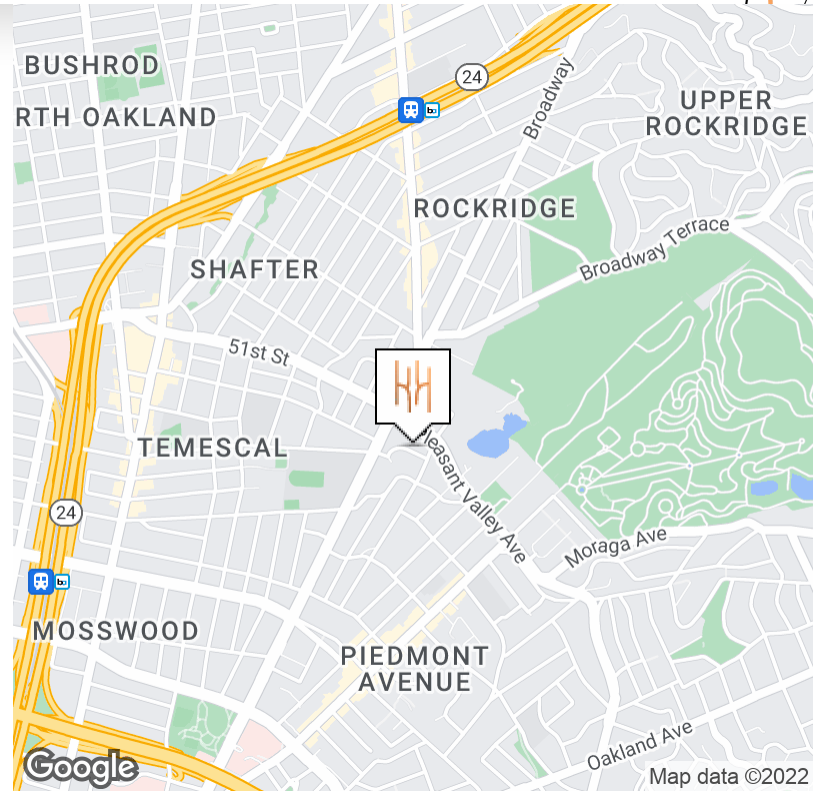
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OFFERING SUMMARY



ASKING PRICE	\$998,000
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OFFERING SUMMARY

BUILDING TYPE	SFH
NUMBER OF UNITS:	2
ADTL SPACE	Converted Garage
BUILDING SIZE:	2,260 SF/per graphic artist
LOT SIZE:	4,900 SF
PRICE / SF:	\$441.59
ZONING:	RU-3
MARKET:	Oakland
SUBMARKET:	Lower Rockridge

PROPERTY HIGHLIGHTS

- Ideal opportunity for owner occupy buyers, buy & hold investors, and developers
- Excellent Unit Mix: Unit A: VACANT 2+ bedroom, 1 bath UNIT B: 2 bed, 1 bath + converted garage/art studio
- Current in place income of \$3,195/month
- Owner occupy buyers can enjoy more 80%+- mortgage offset with the current income in-place
- Large lot size of 4,900 SF not only provides a lush environment to relax but allows for the potential opportunity to build an ADU
- The property is currently zoned to allow for high-density residential development. The land value could potentially be worth as much as the property with the house. The property could appreciate faster than a house based upon future development potential.
- Owners unit receives ample sunlight and the additional bonus room can function to the desires of the new resident
- Centrally located between Rockridge, Temescal, and Piedmont Ave



FOR SALE

NEIGHBORHOOD



LOWER ROCKRIDGE

The Oakland Lower Rockridge neighborhood is vibrant and located centrally between College and Telegraph Avenue and adjacent to Upper Rockridge. Beautiful tree-lined streets and grassy lawns give the neighborhood a comfortable and cozy presence.

There is a huge variety of shopping available for residents. Choices include the nearby Temescal or Telegraph Avenue areas, or the 14 blocks of stores along College Avenue. An amazing assortment of opportunities awaits at the nearby Rockridge Market Hall with gourmet selections and the convenience of shopping for everyday items at Trader Joe's.

Must-Try Eateries

Wood Tavern | 6317 College Ave

RamenShop | 5812 College Ave

A16Rockridge | 5356 College Ave

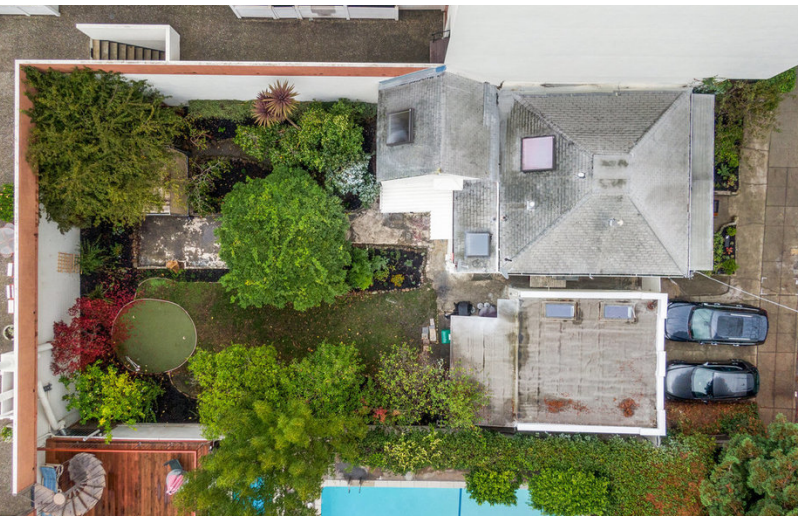
Nightlife

The Graduate | 6202 Claremont Ave

George & Watts | 5445 College Ave

FOR SALE

COMPLETE HIGHLIGHTS



LOCATION INFORMATION

STREET ADDRESS	282 Whitmore Street
CITY, STATE, ZIP	Oakland, CA 94611
COUNTY	Alameda
MARKET	Oakland
SUB-MARKET	Lower Rockridge
CROSS-STREETS	Gilbert Street

BUILDING INFORMATION

YEAR BUILT	1912
STYLE	Cottage
NUMBER OF FLOORS	2
UNIT MIX	1 Converted Garage 2 (2 bed 1 bath)
ELECTRIC METERS	1 Meter
GAS METERS	1 Meter
WATER METERS	1 Meter
WASTE MANAGEMENT	Owner Responsibility
PARKING	2 Car Driveway Parking
STORAGE	Yes
LAUNDRY	Shared Washer/Dryer
LANDSCAPING	Front & Back



FLOOR PLANS

FOR SALE

EXTERIOR PHOTOS



FOR SALE

UNIT A | 2+ BED, 1 BATH



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UNIT A | 2+ BED, 1 BATH



FOR SALE

UNIT A | 2+ BED, 1 BATH



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UNIT B | 2 BED, 1 BATH



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UNIT B | 2 BED, 1 BATH



FOR SALE

CONVERTED GARAGE/ART STUDIO



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BACKYARD PHOTOS



FOR SALE

NEIGHBORHOOD MAP



FOR SALE

RENT ROLL

UNIT NUMBER	UNIT BED	UNIT BATH	UNIT SIZE (SF)	LEASE START	LEASE END	CURRENT RENT	CURRENT RENT (PER SF)	MARKET RENT	MARKET RENT/SF	SECURITY DEPOSIT
Unit A (VACANT)	2+	1	830			\$3,195	\$3.85	\$3,195	\$3.85	
Unit B	2	1	790	1/1/2021	12/31/2021	\$2,770*	\$3.51	\$2,770	\$3.51	\$2,000
Converted Garage			390	12/1/2020	11/30/2021	\$425	\$1.09	\$425	\$1.09	\$425
TOTALS/AVERAGES	4+	2	2,010			\$6,390	\$3.18	\$6,390	\$2.82	\$2,425

*Unit B pays \$175/month for utilities for a total of \$3.195/month



FOR SALE

SALE COMPS

1



DUPLEX | PIEDMONT AVENUE

675 Fairmount, Oakland, CA 94611

DETAILS

PRICE:	\$1,275,000
BLDG SIZE:	1,843 SF
LOT SIZE	3,076 SF
NO. UNITS:	2
CAP RATE:	2.47%
YEAR BUILT:	1924

DESCRIPTION

100% Vacant. \$4,045/month market rental income.

2



DUPLEX | PIEDMONT AVENUE

4171 Howe St, Oakland, CA 94611

DETAILS

PRICE:	\$1,425,000
BLDG SIZE:	2,025 SF
LOT SIZE	3,000 SF
NO. UNITS:	2
CAP RATE:	3.12%
YEAR BUILT:	1912

DESCRIPTION

50% Vacant. \$5,700/month market rental income. 3bed 2 bath



FOR SALE

SALE COMPS

3



DUPLEX | PIEDMONT AVENUE

236 41St St, Oakland, CA 94611

DETAILS

PRICE:	\$1,275,000
BLDG SIZE:	1,289 SF
LOT SIZE	5,000 SF
NO. UNITS:	2
CAP RATE:	3.36%
YEAR BUILT:	1912

DESCRIPTION

100% Occupied. \$5,500/month rental income.

4



DUPLEX | PIEDMONT AVENUE

3856 Howe St, Oakland, CA 94611

DETAILS

PRICE:	\$1,400,000
BLDG SIZE:	1,998 SF
LOT SIZE	5,630 SF
NO. UNITS:	2
CAP RATE:	2.29%
YEAR BUILT:	1912

DESCRIPTION

50% Vacant. \$4,113/month market rental income.



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SALE COMPS

5



DUPLEX | ROCKRIDGE

5351 Broadway, Oakland, CA 94618

DETAILS

PRICE:	\$1,425,000
BLDG SIZE:	1,949 SF
LOT SIZE	3,750 SF
NO. UNITS:	2
CAP RATE:	2.06%
YEAR BUILT:	1914

DESCRIPTION

100% Vacant. \$3,758/month market rental income. 3 bed 2 bath

6



DUPLEX | LOWER ROCKRIDGE

5755 Vicente St, Oakland, CA 94609

DETAILS

PRICE:	\$1,300,000
BLDG SIZE:	1,824 SF
LOT SIZE	4,956 SF
NO. UNITS:	2
CAP RATE:	3.76%
YEAR BUILT:	1950

DESCRIPTION

100% Occupied. \$6,259/month rental income.



FOR SALE

SALE COMPS



DUPLEX | LOWER ROCKRIDGE

5761 Vicente St, Oakland, CA 94609

DETAILS

PRICE:	\$1,325,000
BLDG SIZE:	1,824 SF
LOT SIZE	4,880 SF
NO. UNITS:	2
CAP RATE:	3.81%
YEAR BUILT:	1950

DESCRIPTION

1 unit Vacant. \$6,465/month market rental income.
5761-5763 Vicente Street is a townhouse style duplex in excellent and convenient location on edge of Lower Rockridge near border of Temescal. Many recent upgrades include roof, appliances, paint, landscaping and hardscape. Updated kitchen and



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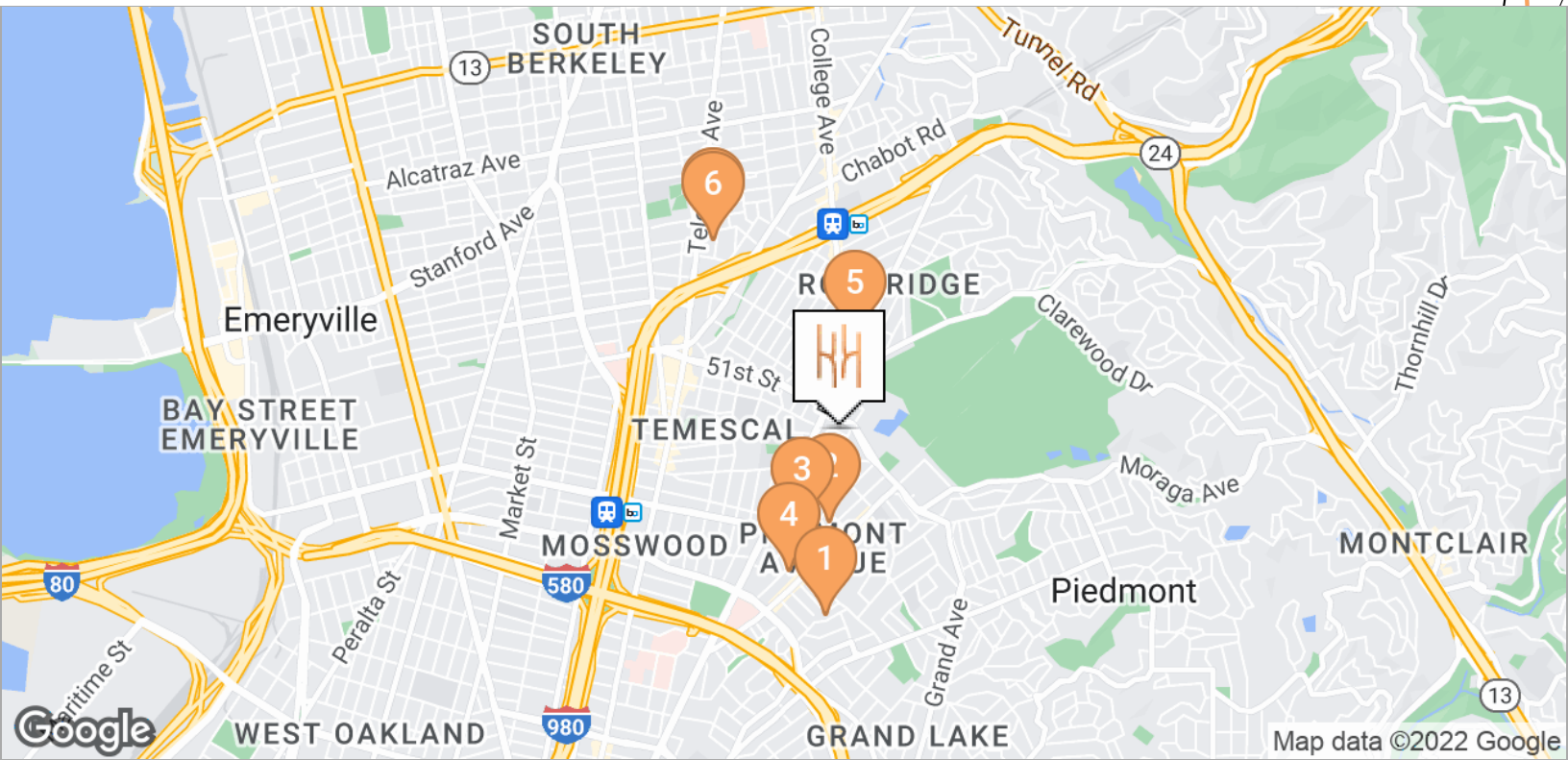
SALE COMPS SUMMARY

	SALE COMPS	PRICE	BLDG SF	PRICE/SF	PRICE/UNIT	CAP	GRM	# OF UNITS	CLOSE
1	Duplex Piedmont Avenue 675 Fairmount Oakland, CA 94611	\$1,275,000	1,843 SF	\$691.81	\$637,500	2.47%	26.27	2	09/27/2021
2	Duplex Piedmont Avenue 4171 Howe St Oakland, CA 94611	\$1,425,000	2,025 SF	\$703.70	\$712,500	3.12%	20.83	2	06/22/2021
3	Duplex Piedmont Avenue 236 41St St Oakland, CA 94611	\$1,275,000	1,289 SF	\$989.14	\$637,500	3.36%	19.32	2	12/17/2020
4	Duplex Piedmont Avenue 3856 Howe St Oakland, CA 94611	\$1,400,000	1,998 SF	\$700.70	\$700,000	2.29%	28.37	2	07/14/2021
5	Duplex Rockridge 5351 Broadway Oakland, CA 94618	\$1,425,000	1,949 SF	\$731.14	\$712,500	2.06%	31.6	2	12/24/2020
6	Duplex Lower Rockridge 5755 Vicente St Oakland, CA 94609	\$1,300,000	1,824 SF	\$712.72	\$650,000	3.76%	17.31	2	04/19/2021
7	Duplex Lower Rockridge 5761 Vicente St Oakland, CA 94609	\$1,325,000	1,824 SF	\$726.43	\$662,500	3.81%	17.08	2	04/30/2021
		PRICE	BLDG SF	PRICE/SF	PRICE/UNIT	CAP	GRM	# OF UNITS	CLOSE
	TOTALS/AVERAGES	\$1,346,429	1,822 SF	\$738.98	\$673,214	2.98%	22.97	2	



FOR SALE

SALE COMPS MAP



SUBJECT PROPERTY

282 Whitmore Ave | Oakland, CA 94611



1

DUPLEX | PIEDMONT AVENUE

675 Fairmount
Oakland, CA 94611



2

DUPLEX | PIEDMONT AVENUE

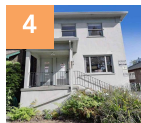
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3

DUPLEX | PIEDMONT AVENUE

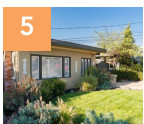
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4

DUPLEX | PIEDMONT AVENUE

3856 Howe St
Oakland, CA 94611



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DUPLEX | ROCKRIDGE

5351 Broadway
Oakland, CA 94618



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DUPLEX | LOWER ROCKRIDGE

5755 Vicente St
Oakland, CA 94609



7

DUPLEX | LOWER ROCKRIDGE

5761 Vicente St
Oakland, CA 94609



ADVISOR BIO

**JATIN MEHTA****Multi-Family Specialist**

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CalDRE #02045713

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



ADVISOR BIO



AMAN GIRI

Multifamily Specialist

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PROFESSIONAL BACKGROUND

With a dynamic background that includes living on both U.S. coasts and in India, Aman Giri has an effortless ability to cultivate genuine relationships with everyone he meets. His worldly experiences give him a unique perspective of life yet keep him grounded in his core values: passion, growth, contribution, and courage. These are qualities he shares when representing real estate clients.

Born with an imaginative eye and a proclivity for the visual arts, Aman was inspired to begin his own photography business at an early age. With his vibrant and outgoing personality, he was able to grow a network of high-profile clientele and build a successful business by creatively capturing the energy and excitement of Oakland Coliseum concerts.

Reaching one of his professional goals early, Aman transitioned his networking talents and experience into real estate. He began by supporting commercial investors and business operators with their property ventures, and quickly learned what it takes to thoughtfully present opportunities that make sense for the client's business brand and growth strategies.

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