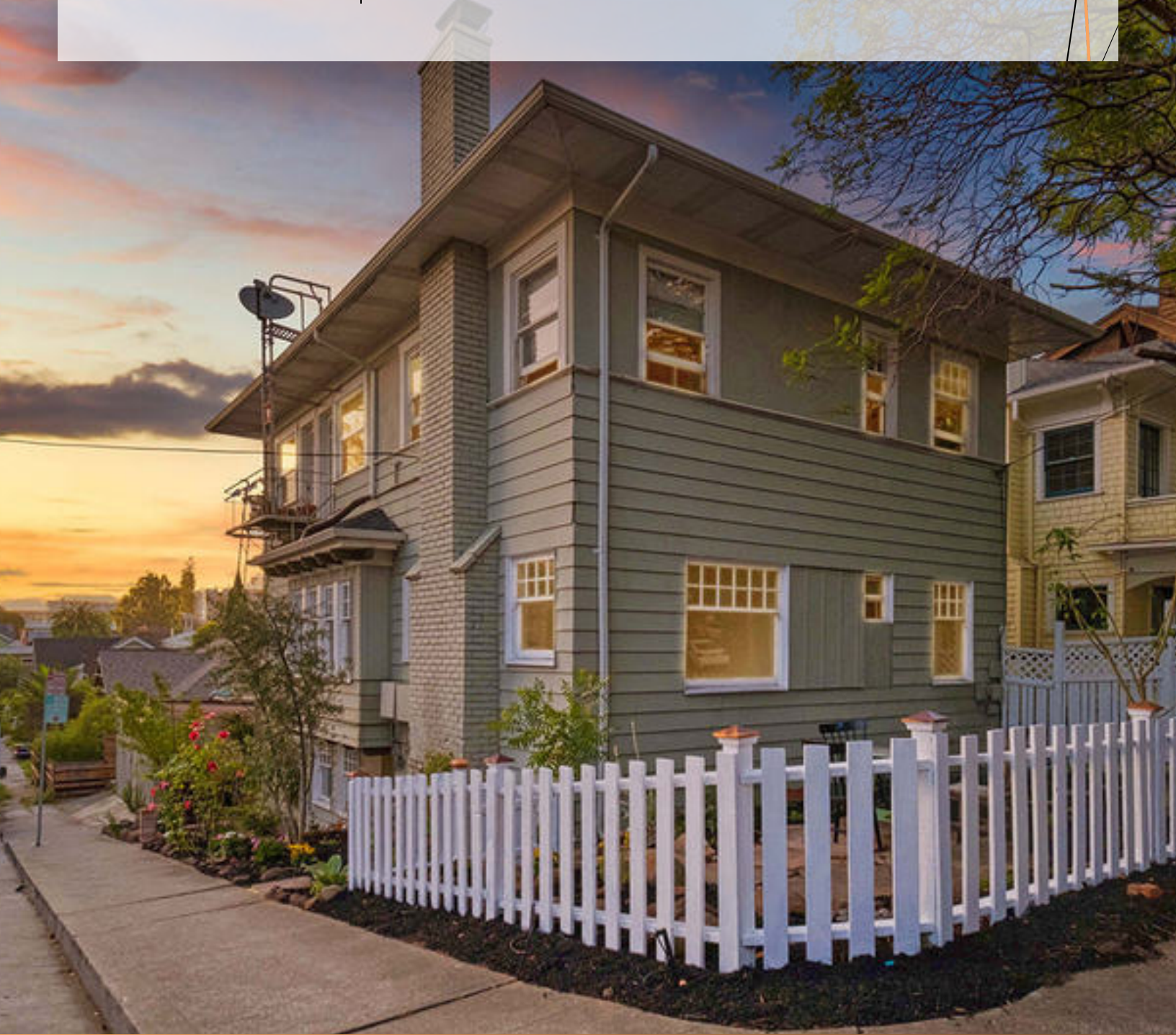




FOR SALE

4-UNITS PIEDMONT AVE

150 Moss Way. Oakland, CA 94611



JATIN **MEHTA**

MULTI-FAMILY SPECIALIST

949.929.9562

jat@teamkitehill.com

CALDRE #02045713

TEAMKITEHILL.COM

FOR SALE

ADVISOR



JATIN MEHTA

Multi-Family Specialist

jat@teamkitehill.com

Direct: 949.929.9562

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.

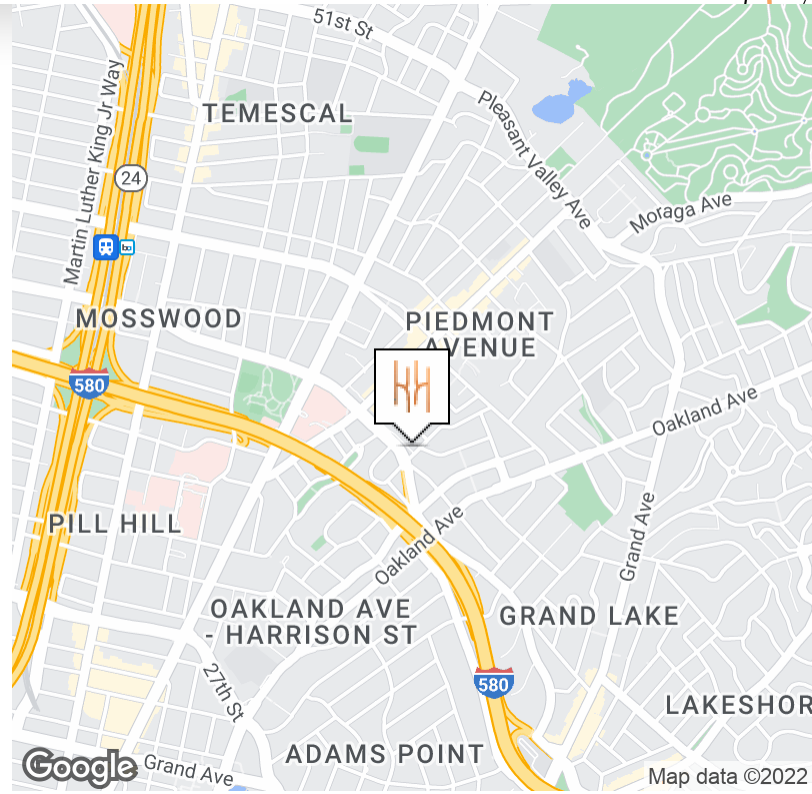
After living in Orange County, San Francisco and Berkeley for many years, Jatin is now based in Oakland with his wife, Rishvika and their dog Henri.

Kite Hill Real Estate
510.878.6800



FOR SALE

EXECUTIVE SUMMARY



SALE PRICE

\$1,350,000

OFFERING SUMMARY

BUILDING SIZE:	2,694 SF
LOT SIZE:	3,391 SF
NUMBER OF UNITS:	4
PRICE / SF:	\$501.11
CAP RATE:	4.34%
NOI:	\$58,547
YEAR BUILT:	1912
RENOVATED:	2019
ZONING:	RM-3
MARKET:	Oakland
SUBMARKET:	Piedmont Ave

PROPERTY HIGHLIGHTS

- Unique investment opportunity ideally situated in Piedmont Ave thriving rental market.
- Excellent Unit Mix: (1) 2 bed, 1.5 bath, (2) 1 bed, 1 bath + (1) studio.
- Hardwood floors and granite countertops in all units.
- Unit 3 - 1 bed unit vacant - perfect for owner/occupy buyer
- Located only 2 blocks from Piedmont Ave restaurants and shopping.
- 2 garages/storage units for an additional \$350/month.
- 25%+ Upside in Gross Rental Income.
- July 2019 - Last time rents were raised. 2 years of banked rents available.
- 6 minute drive to MacArthur BART.
- Minutes away from the stunning Lake Merritt & Adams Point.



FOR SALE

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Ideally situated in Piedmont's thriving rental market, this 4-plex presents a unique opportunity for the live-in investor. An excellent mix of units, including two 1/1s, one 2/1.5, and a studio, the corner property has a vacant 1-bedroom--perfect for the owner-occupant. This unit highlights the best vintage details of the building, featuring a beautiful brick fireplace with built-in shelving, hardwood flooring, fresh paint, and lots of windows with plenty of natural light. Located on a beautiful tree-lined street in a quiet neighborhood, the building is walking distance to restaurants and shopping on Piedmont Ave., MacArthur BART, Temescal, and stunning Lake Merritt. Tenants enjoy new landscaping, shared coin-op laundry, storage, and off-street parking. The backyard provides space for summer BBQs, and two garages offer additional monthly income. If you're looking for a multifamily investment with huge upside potential, set your sights on Piedmont Avenue.

LOCATION DESCRIPTION

Piedmont Avenue is a neighborhood in Oakland, California with a population of 11,833. Piedmont Avenue is in Alameda County and is one of the best places to live in California. Living in Piedmont Avenue offers residents a dense urban feel and most residents rent their homes. In Piedmont Avenue there are a lot of bars, restaurants, coffee shops, and parks. Many young professionals live in Piedmont Avenue.

This location is in the Piedmont Avenue neighborhood in Oakland. Nearby parks include Oak Glen Park, Glen Echo Creek Parklet and Oak Park.

86 Walk Score
57 Transit Score
68 Bike Score



FOR SALE

COMPLETE HIGHLIGHTS



LOCATION INFORMATION

BUILDING NAME	4-Units Piedmont Ave
STREET ADDRESS	150 Moss Way
CITY, STATE, ZIP	Oakland, CA 94611
COUNTY	Alameda
MARKET	Oakland
SUB-MARKET	Piedmont Ave
CROSS-STREETS	Fairmount

BUILDING INFORMATION

NOI	\$58,547.00
CAP RATE	4.34%
OCCUPANCY %	75.0%
TENANCY	Multiple
NUMBER OF FLOORS	2
YEAR BUILT	1912
YEAR LAST RENOVATED	2019
CONSTRUCTION STATUS	Existing
CONDITION	Good
FREE STANDING	Yes
NUMBER OF BUILDINGS	1



FOR SALE

RENT ROLL

UNIT NUMBER	UNIT BED	UNIT BATH	UNIT SIZE (SF)	LEASE START	LEASE END	CURRENT RENT	MARKET RENT	MARKET RENT/SF	SECURITY DEPOSIT
1	1	1	477	1/27/2013	1/27/2014	\$1,447	\$2,000	\$4.19	\$1,250
2	0	1	324	8/1/2013	7/31/2014	\$1,096	\$1,750	\$5.40	\$1,000
3 - VACANT	1	1	648	VACANT	VACANT	\$2,000	\$2,000	\$3.09	\$0
5	2	1.5	948	11/17/2019	11/17/2020	\$2,800	\$3,250	\$3.43	\$6,800
Storage Near Laundry						\$100	\$100		
Garages (Unit 5)						\$250	\$250		
Laundry						\$80	\$80		
TOTALS/AVERAGES			2,397			\$7,773	\$9,430	\$4.03	\$9,050



INCOME & EXPENSES

INCOME SUMMARY	CURRENT	MARKET
GROSS RENTAL INCOME	\$88,116	\$108,000
GARAGE + STORAGE INCOME	\$4,200	\$4,200
LAUNDRY	\$960	\$960
GROSS INCOME	\$93,276	\$113,160
EXPENSE SUMMARY	CURRENT	MARKET
REAL ESTATE TAXES (NEW @1.3737%)	\$18,545	\$18,545
SPECIAL ASSESSMENTS (ACTUAL)	\$2,729	\$2,729
INSURANCE (2020 ACTUAL)	\$2,052	\$2,052
PG&E (2020 ACTUAL)	\$1,650	\$1,650
GARBAGE (2020 ACTUAL)	\$2,107	\$2,107
WATER (2020 ACTUAL)	\$2,013	\$2,013
REPAIRS & MAINTENANCE (ESTIMATE)	\$4,000	\$4,000
OAKLAND RENT ADJUSTMENT FEE	\$404	\$404
BUSINESS LICENSE TAX (1.395% OF GROSS RENTS)	\$1,229	\$1,512
GROSS EXPENSES	\$34,729	\$35,012
NET OPERATING INCOME	\$58,547	\$72,448



FINANCIAL SUMMARY

INVESTMENT OVERVIEW	CURRENT	MARKET
PRICE	\$1,350,000	\$1,350,000
PRICE PER UNIT	\$337,500	\$337,500
GRM	15.3	12.5
CAP RATE	4.34%	5.37%
CASH-ON-CASH RETURN (YR 1)	0.68 %	5.29 %
TOTAL RETURN (YR 1)	\$22,170	\$36,071
DEBT COVERAGE RATIO	1.04	1.28
OPERATING DATA	CURRENT	MARKET
GROSS SCHEDULED INCOME	\$88,116	\$108,000
OTHER INCOME	\$0	\$0
TOTAL SCHEDULED INCOME	\$93,276	\$113,160
VACANCY COST	\$0	\$5,700
GROSS INCOME	\$93,276	\$107,460
OPERATING EXPENSES	\$34,729	\$35,012
NET OPERATING INCOME	\$58,547	\$72,448
PRE-TAX CASH FLOW	\$2,048	\$15,949
FINANCING DATA	CURRENT	MARKET
DOWN PAYMENT	\$301,500	\$301,500
LOAN AMOUNT	\$1,048,500	\$1,048,500
DEBT SERVICE	\$56,499	\$56,499
DEBT SERVICE MONTHLY	\$4,708	\$4,708
PRINCIPAL REDUCTION (YR 1)	\$20,122	\$20,122



FOR SALE

EXTERIOR PHOTOS



FOR SALE

FRONT YARD PHOTOS



FOR SALE

BACKYARD PHOTOS



FOR SALE

UNIT 1 | 1 BED 1 BATH



FOR SALE

UNIT 1 | 1 BED 1 BATH



FOR SALE

UNIT 1 | 1 BED 1 BATH



FOR SALE

UNIT 1 | 1 BED 1 BATH



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 456 sq. ft
TOTAL: 456 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FOR SALE

UNIT 2 | STUDIO



FOR SALE

UNIT 2 | STUDIO



FOR SALE

UNIT 2 | STUDIO



FOR SALE

UNIT 2 | STUDIO



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 293 sq. ft
TOTAL: 293 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FOR SALE

UNIT 3 | 1 BED 1 BATH



FOR SALE

UNIT 3 | 1 BED 1 BATH



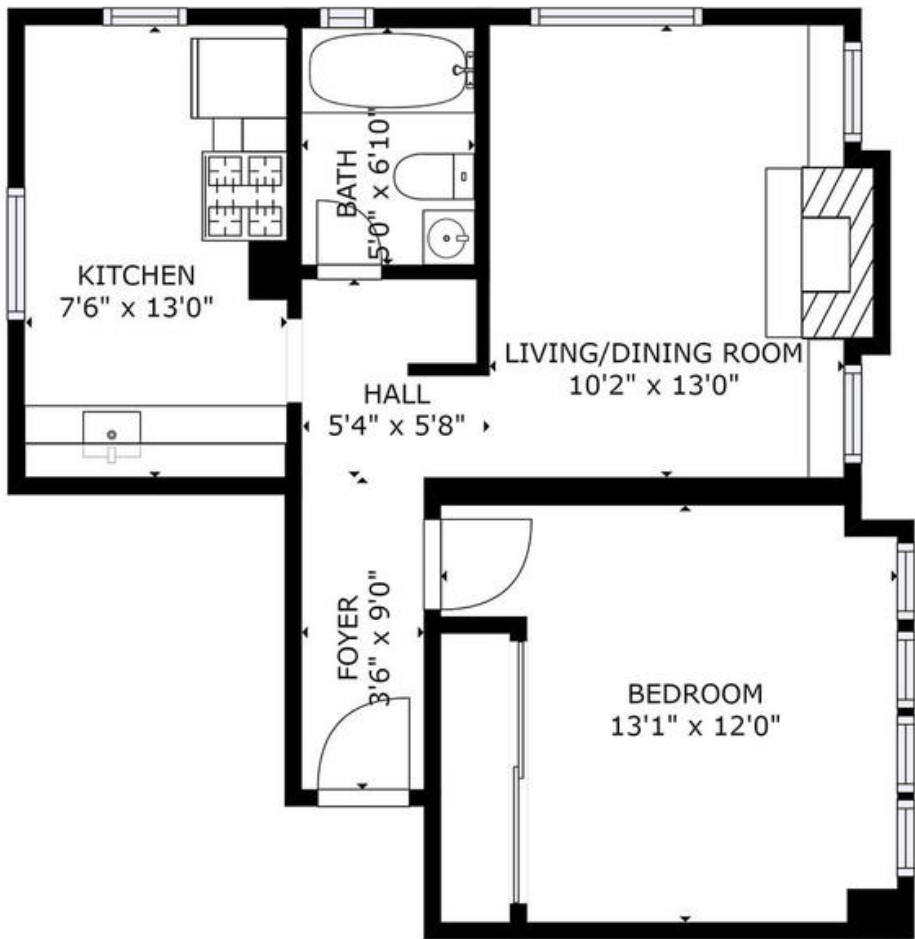
FOR SALE

UNIT 3 | 1 BED 1 BATH



FOR SALE

UNIT 3 | FLOOR PLAN



GROSS INTERNAL AREA
FLOOR 1: 510 sq. ft
TOTAL: 510 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 1



FOR SALE

UNIT 5 | 2 BED 1.5 BATH



FOR SALE

UNIT 5 | 2 BED 1.5 BATH



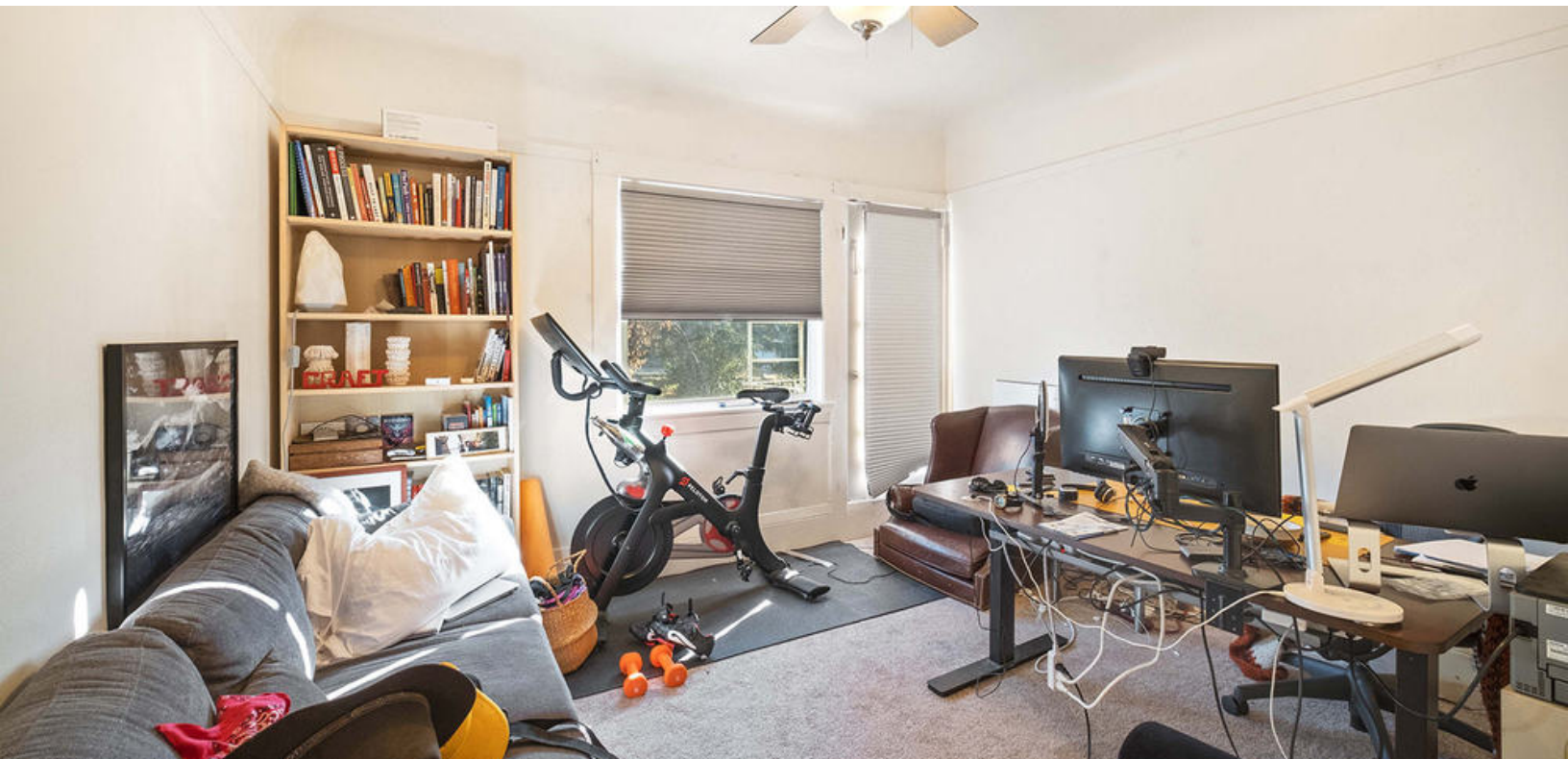
FOR SALE

UNIT 5 | 2 BED 1.5 BATH



FOR SALE

UNIT 5 | 2 BED 1.5 BATH



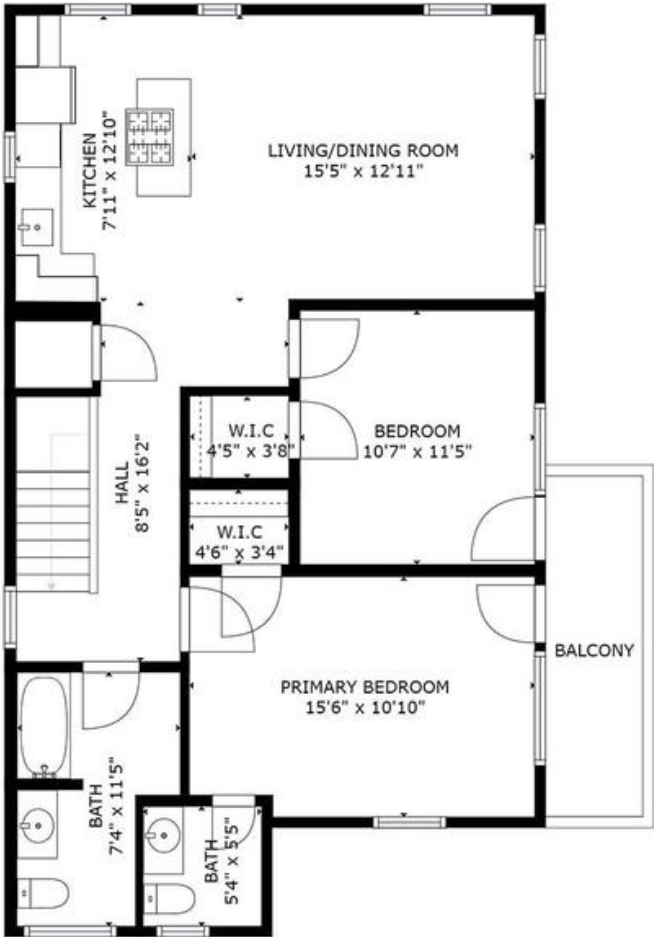
FOR SALE

UNIT 5 | 2 BED 1.5 BATH



FOR SALE

UNIT 5 | FLOOR PLAN



GROSS INTERNAL AREA
FLOOR 1: 54 sq. ft, FLOOR 2: 897 sq. ft
TOTAL: 951 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2



FOR SALE

3D VIRTUAL TOURS

UNIT 1 | 1 BED, 1 BATH

<https://bit.ly/150MossUnit1>

UNIT 2 | STUDIO

<https://bit.ly/150MossUnit2>

UNIT 3 | 1 BED, 1 BATH

<https://bit.ly/150MossUnit3>

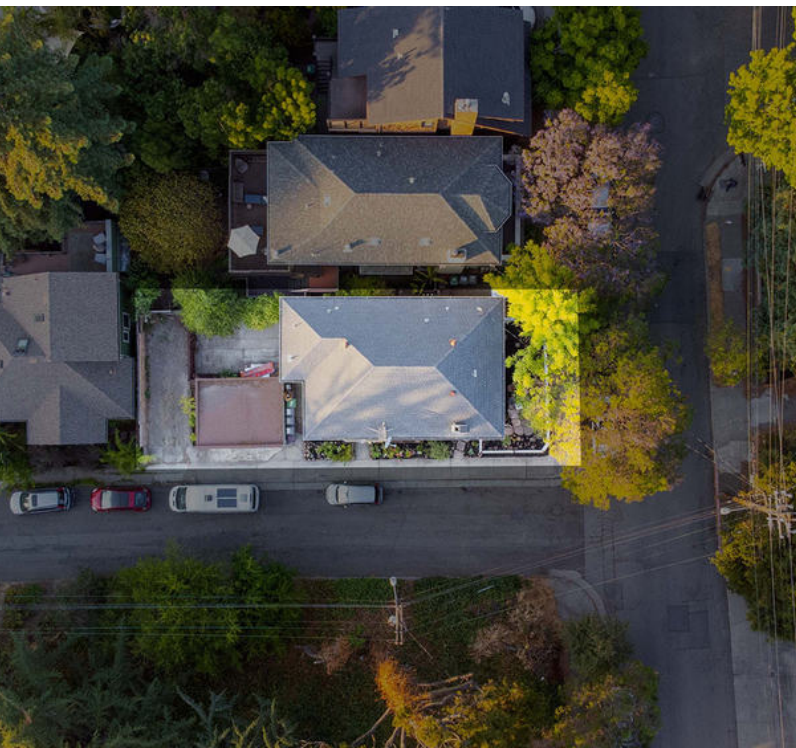
UNIT 5 | 2 BED, 1.5 BATH

<https://bit.ly/150MossUnit5>



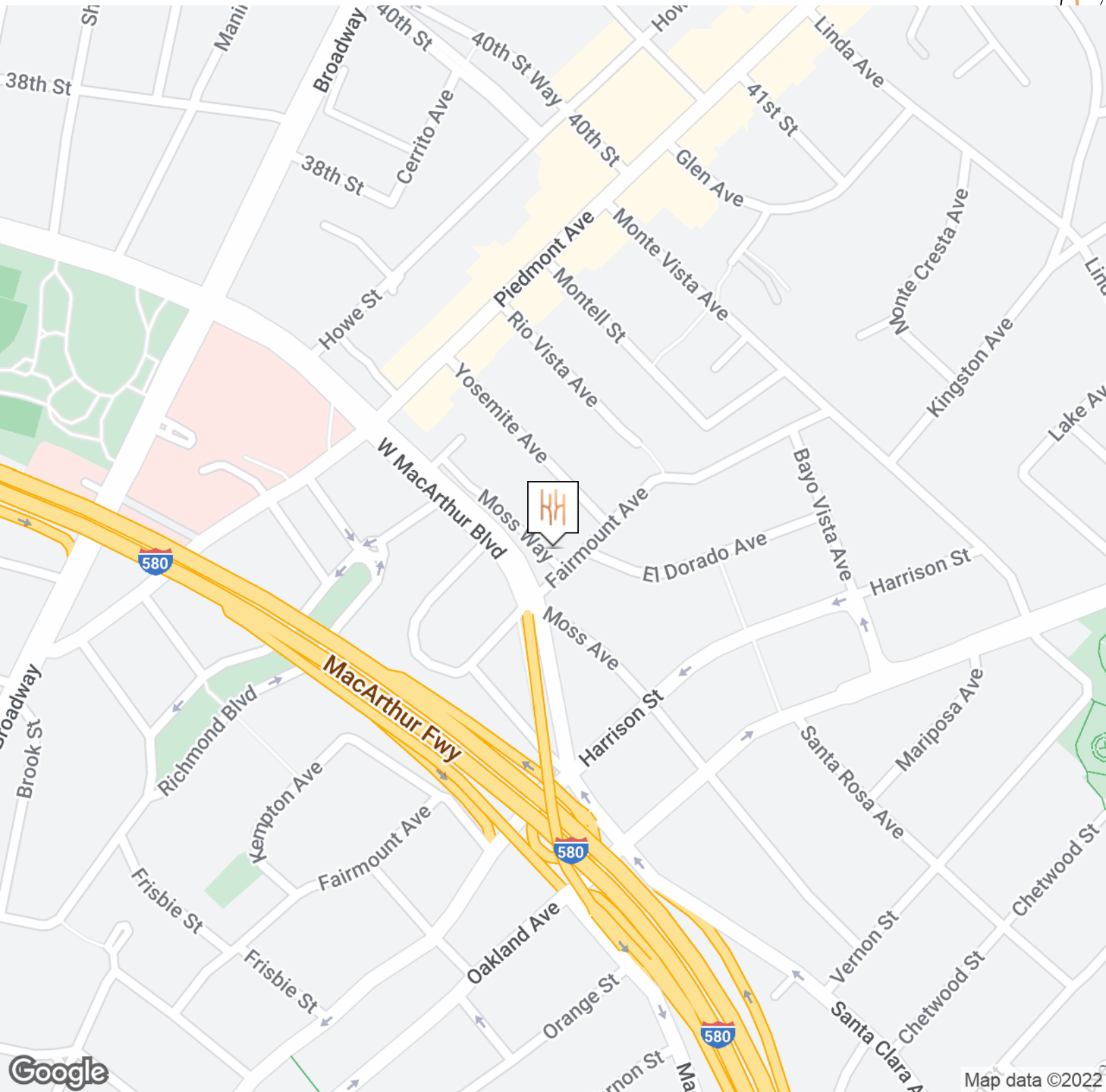
FOR SALE

DRONE PHOTOS



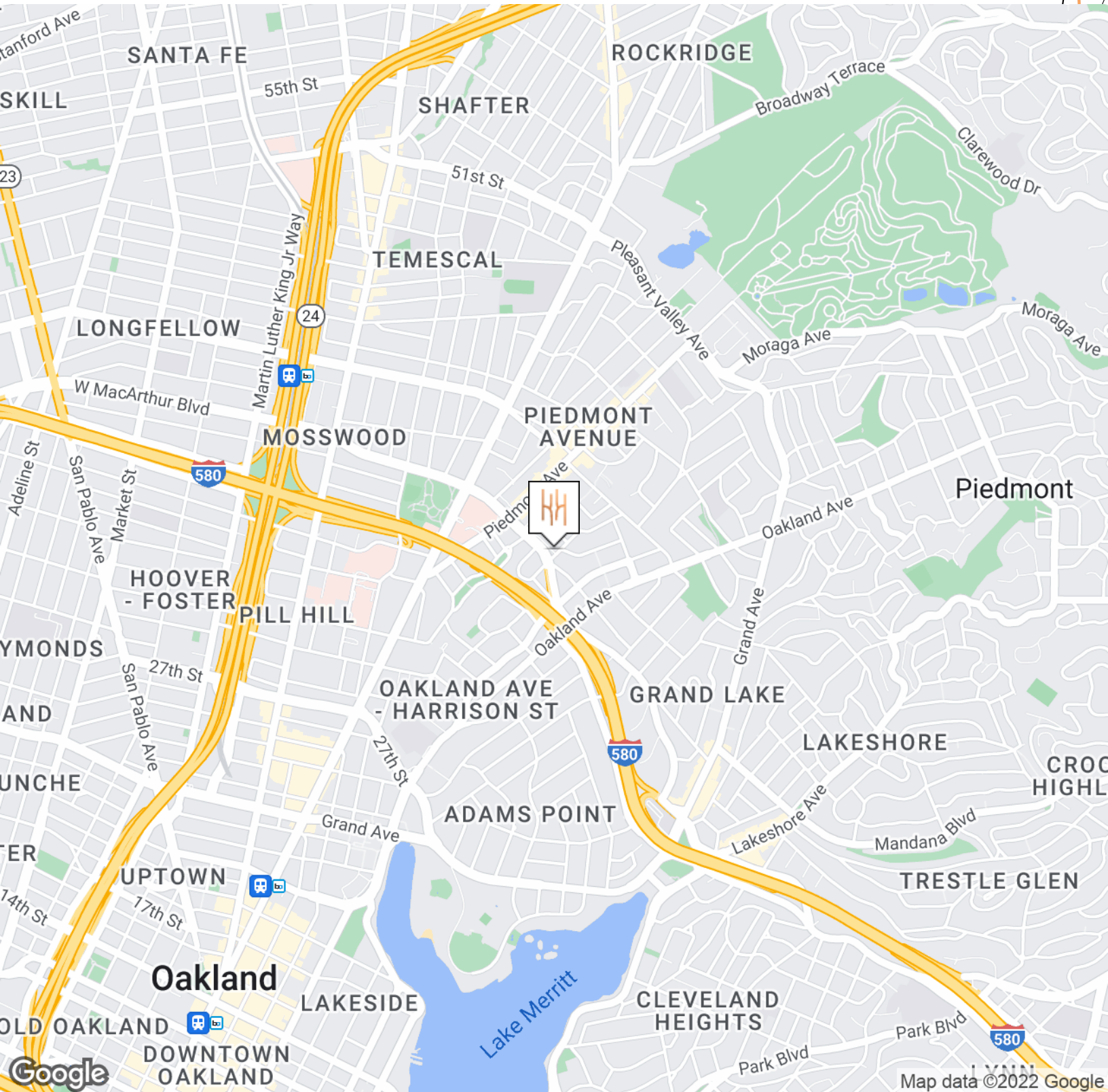
FOR SALE

LOCATION MAP



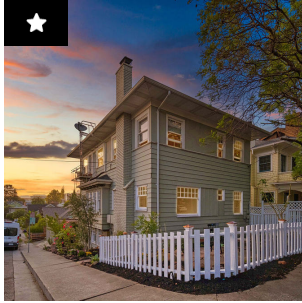
FOR SALE

REGIONAL MAP



FOR SALE

SALE COMPS



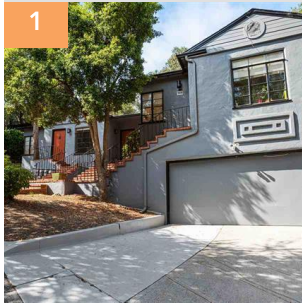
SUBJECT PROPERTY

150 Moss Way | Oakland, CA 94611

Sale Price:	\$1,350,000	NOI:	\$58,547
CAP:	4.34%	GRM:	15.32
Price / Unit:	\$337,500	No. Units:	4
Price PSF:	\$501.11	Building SF:	2,694 SF
Year Built:	1912		



75% Occupied. \$7,543/month gross rental income.



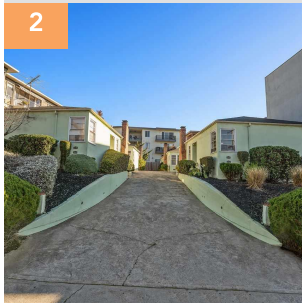
4-UNITS | OAKLAND AVE

101-09 Frisbie St | Oakland, CA 94611

Sale Price:	\$1,375,000	NOI:	\$56,401
GRM:	15.84	Occupancy:	75%
Closed:	09/21/2020	CAP:	4.10%
Price / Unit:	\$343,750	No. Units:	4
Price PSF:	\$564.22	Building SF:	2,437 SF
Year Built:	1940	Lot Size:	5,348 SF



75% Occupied | \$7,231/month gross rental income.



4-UNITS | GRAND LAKE

3770 Harrison St | Oakland, CA 94611

Sale Price:	\$1,780,000	NOI:	\$64,591
GRM:	17.91	Occupancy:	100%
Closed:	04/07/2021	CAP:	3.34%
Price / Unit:	\$445,000	No. Units:	4
Price PSF:	\$475.94	Building SF:	3,740 SF
Year Built:	1946	Lot Size:	11,761 SF

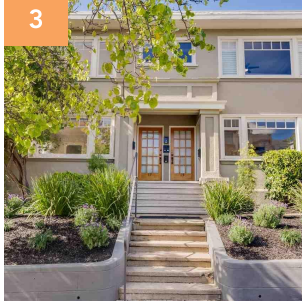


100% Occupied. \$8,281/month gross rental income.



FOR SALE

SALE COMPS



4-UNITS | PIEDMONT AVE

11 Yosemite Ave | Oakland, CA 94611

Sale Price:	\$1,850,000	NOI:	\$71,814
GRM:	16.75	Occupancy:	25%
Closed:	05/20/2021	CAP:	3.90%
Price / Unit:	\$462,500	No. Units:	4
Price PSF:	\$557.90	Building SF:	3,316 SF
Year Built:	1921	Lot Size:	5,670 SF



1 Unit Vacant | 75% Vacant. \$9,207/month gross rental income.



4-UNITS | PIEDMONT AVE

93 Glen Ave | Oakland, CA 94611

Sale Price:	\$1,785,000	NOI:	\$82,000
GRM:	14.17	Occupancy:	75%
Closed:	11/19/2020	CAP:	4.60%
Price / Unit:	\$446,250	No. Units:	4
Price PSF:	\$662.09	Building SF:	2,696 SF
Year Built:	1928	Lot Size:	522 SF



1 units Vacant. \$10,500/month gross rental income. Listed and Sold by Kite Hill Real Estate.



4-UNITS | PIEDMONT AVE

1710 Brandon Street | Oakland, CA 94611

Sale Price:	\$1,785,000	NOI:	\$90,260
GRM:	12.83	Occupancy:	100%
Closed:	02/04/2021	CAP:	5.06%
Price / Unit:	\$446,250	No. Units:	4
Price PSF:	\$586.98	Building SF:	3,041 SF
Year Built:	1961	Lot Size:	5,000 SF



5th Non-conforming Unit | 100% Occupied. \$11,597/month rental income. Sold OFF-MARKET by Kite Hill Real Estate.



FOR SALE

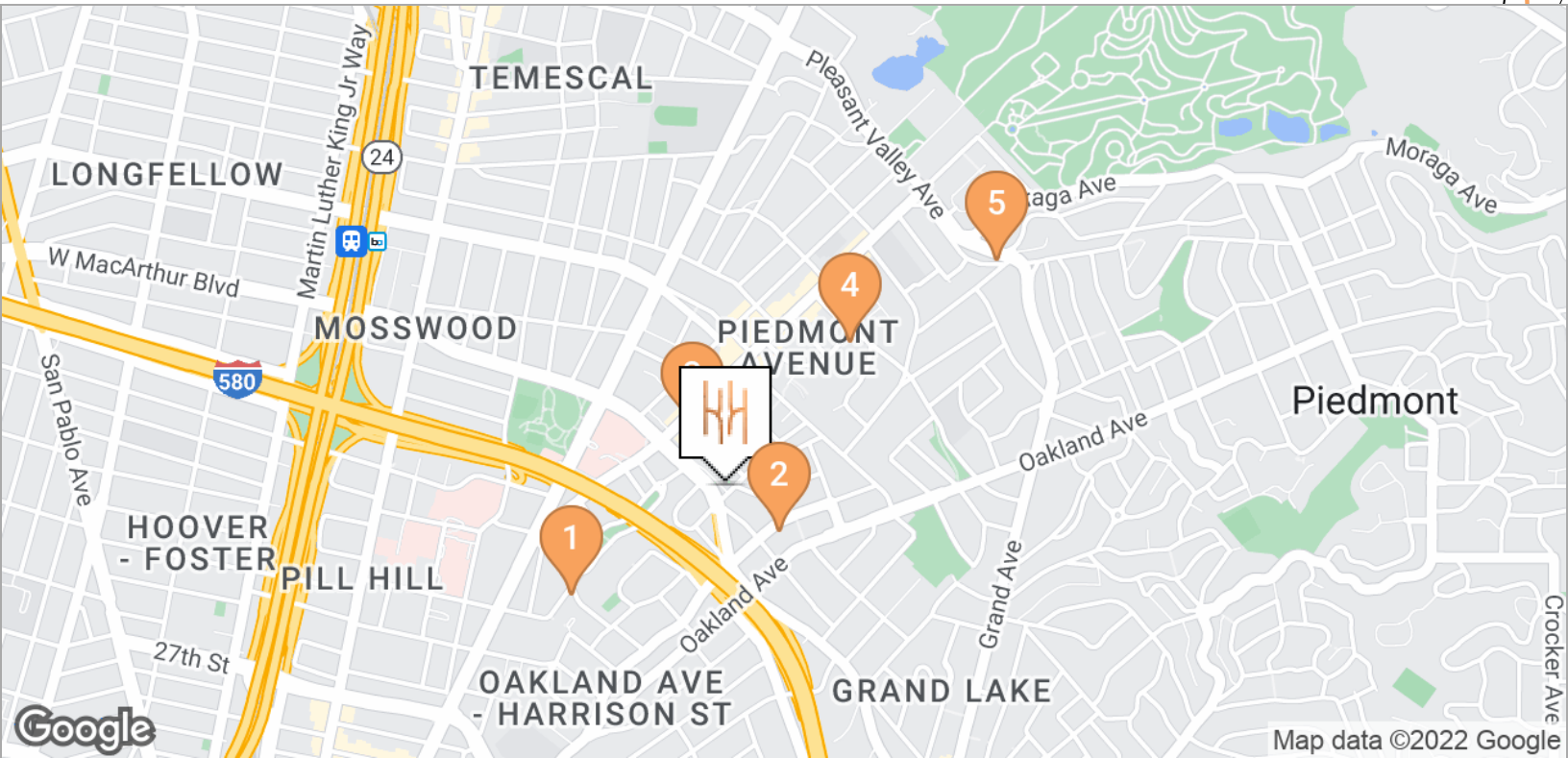
SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	PRICE/UNIT	CAP	GRM	# OF UNITS	
	4-Units Piedmont Ave 150 Moss Way Oakland, CA 94611	\$1,350,000	2,694 SF	\$501.11	\$337,500	4.34%	15.32	4	
	SALE COMPS	PRICE	BLDG SF	PRICE/SF	PRICE/UNIT	CAP	GRM	# OF UNITS	CLOSE
1	4-Units Oakland Ave 101-09 Frisbie St Oakland, CA 94611	\$1,375,000	2,437 SF	\$564.22	\$343,750	4.1%	15.84	4	09/21/2020
2	4-Units Grand Lake 3770 Harrison St Oakland, CA 94611	\$1,780,000	3,740 SF	\$475.94	\$445,000	3.34%	17.91	4	04/07/2021
3	4-Units Piedmont Ave 11 Yosemite Ave Oakland, CA 94611	\$1,850,000	3,316 SF	\$557.90	\$462,500	3.9%	16.75	4	05/20/2021
4	4-Units Piedmont Ave 93 Glen Ave Oakland, CA 94611	\$1,785,000	2,696 SF	\$662.09	\$446,250	4.6%	14.17	4	11/19/2020
5	4-Units Piedmont Ave 1710 Brandon Street Oakland, CA 94611	\$1,785,000	3,041 SF	\$586.98	\$446,250	5.06%	12.83	4	02/04/2021
		PRICE	BLDG SF	PRICE/SF	PRICE/UNIT	CAP	GRM	# OF UNITS	CLOSE
	TOTALS/AVERAGES	\$1,715,000	3,046 SF	\$563.03	\$428,750	4.2%	15.5	4	



FOR SALE

SALE COMPS MAP



SUBJECT PROPERTY

150 Moss Way | Oakland, CA 94611



1

4-UNITS | OAKLAND AVE

101-09 Frisbie St
Oakland, CA 94611



2

4-UNITS | GRAND LAKE

3770 Harrison St
Oakland, CA 94611



3

4-UNITS | PIEDMONT AVE

11 Yosemite Ave
Oakland, CA 94611



4

4-UNITS | PIEDMONT AVE

93 Glen Ave
Oakland, CA 94611



5

4-UNITS | PIEDMONT AVE

1710 Brandon Street
Oakland, CA 94611

