



FOR SALE

4-UNITS | TEMESCAL

3917 Clarke Street. Oakland, CA 94609



JATIN MEHTA

MULTI-FAMILY SPECIALIST

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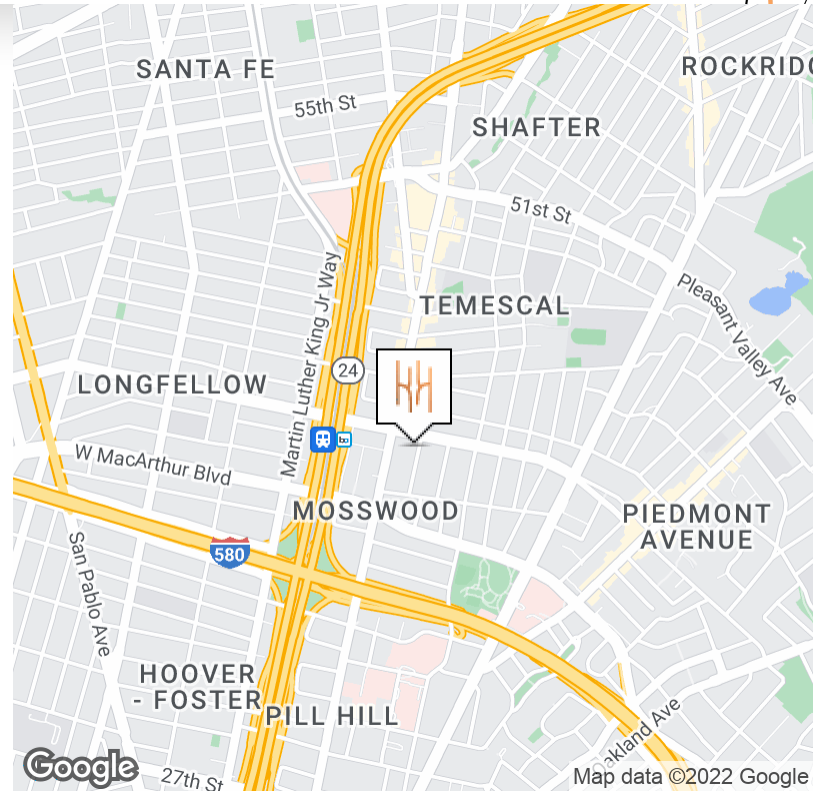
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CALDRE #02045713

TEAMKITEHILL.COM

FOR SALE

EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,418,000
NUMBER OF UNITS:	4
BUILDING SIZE:	2,540 SF
LOT SIZE:	5,600 SF
PRICE / SF:	\$558.27
CAP RATE:	5.16%
NOI:	\$73,220
YEAR BUILT:	1922
ZONING:	CN-2
MARKET:	Mosswood
SUBMARKET:	Oakland

PROPERTY OVERVIEW

- Excellent Unit Mix: (2) 2 bedroom, 1 bathroom | (2) 1 bedroom, 1 bathroom
- Each unit has a mixture of Laminate wood flooring and carpet
- Conveniently located on the border of Temescal and Mosswood close to Longfellow and Piedmont Ave.

PROPERTY HIGHLIGHTS

- 12%+ Upside in Gross Income.
- Vacant 2 bedroom, 1 bathroom and 1 bedroom, 1 bathroom
- 4 off-street parking spaces.
- Total livable square footage at 2,540.
- Close proximity to world class medical centers such as Kaiser Permanente and UCSF Benioff Children's Hospital.



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PROPERTY DESCRIPTION



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LOCATION DESCRIPTION

Mosswood is a delightful neighborhood with a quirky personality. Conveniently positioned in North Oakland at the junction of Interstates 580 and 980, The community is mainly residential, with a full network of tree-lined sidewalks allowing residents to walk to the neighborhood's various shops with ease. Just north of the neighborhood, an eclectic mix of coffee houses, taverns, arts centers, and international restaurants line Telegraph Avenue and Piedmont Avenue, a couple blocks to the east, provides a similarly diverse offering of shopping, dining, and entertainment.

Several branches of the Kaiser Permanente Medical Center are located within easy walking distance of the neighborhood, making Mosswood a highly convenient place for healthcare professionals to live. The close proximity to BART from MacArthur Station give residents the freedom to reach anywhere in the Bay Area easily, with or without the use of a personal vehicle.

94 Walk Score
69 Transit Score
97 Bikers Score



FOR SALE

COMPLETE HIGHLIGHTS



LOCATION INFORMATION

BUILDING NAME	4-Units Temescal
STREET ADDRESS	3917 Clarke Street
CITY, STATE, ZIP	Oakland, CA 94609
COUNTY	Alameda
MARKET	Mosswood
SUB-MARKET	Oakland
CROSS-STREETS	Ruby Street
SIGNAL INTERSECTION	Yes

BUILDING INFORMATION

NOI	\$73,220.00
CAP RATE	5.16
OCCUPANCY %	100.0%
TENANCY	Multiple
NUMBER OF FLOORS	2
YEAR BUILT	1922
FREE STANDING	Yes

PROPERTY HIGHLIGHTS

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ADDITIONAL PHOTOS



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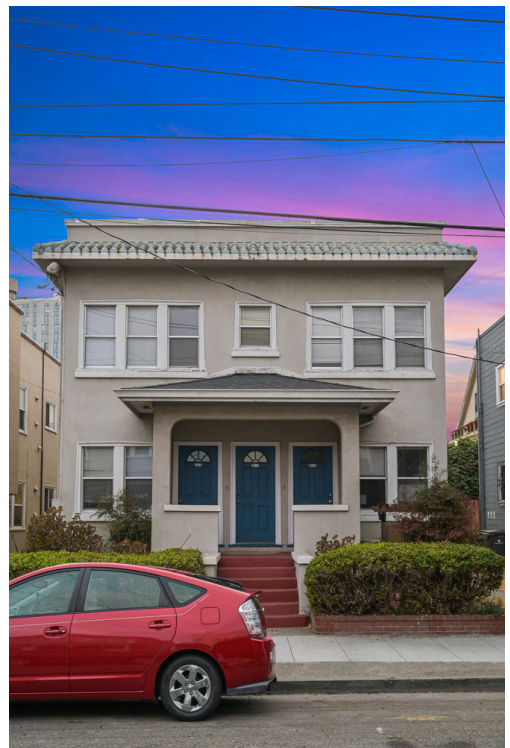
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ADDITIONAL PHOTOS



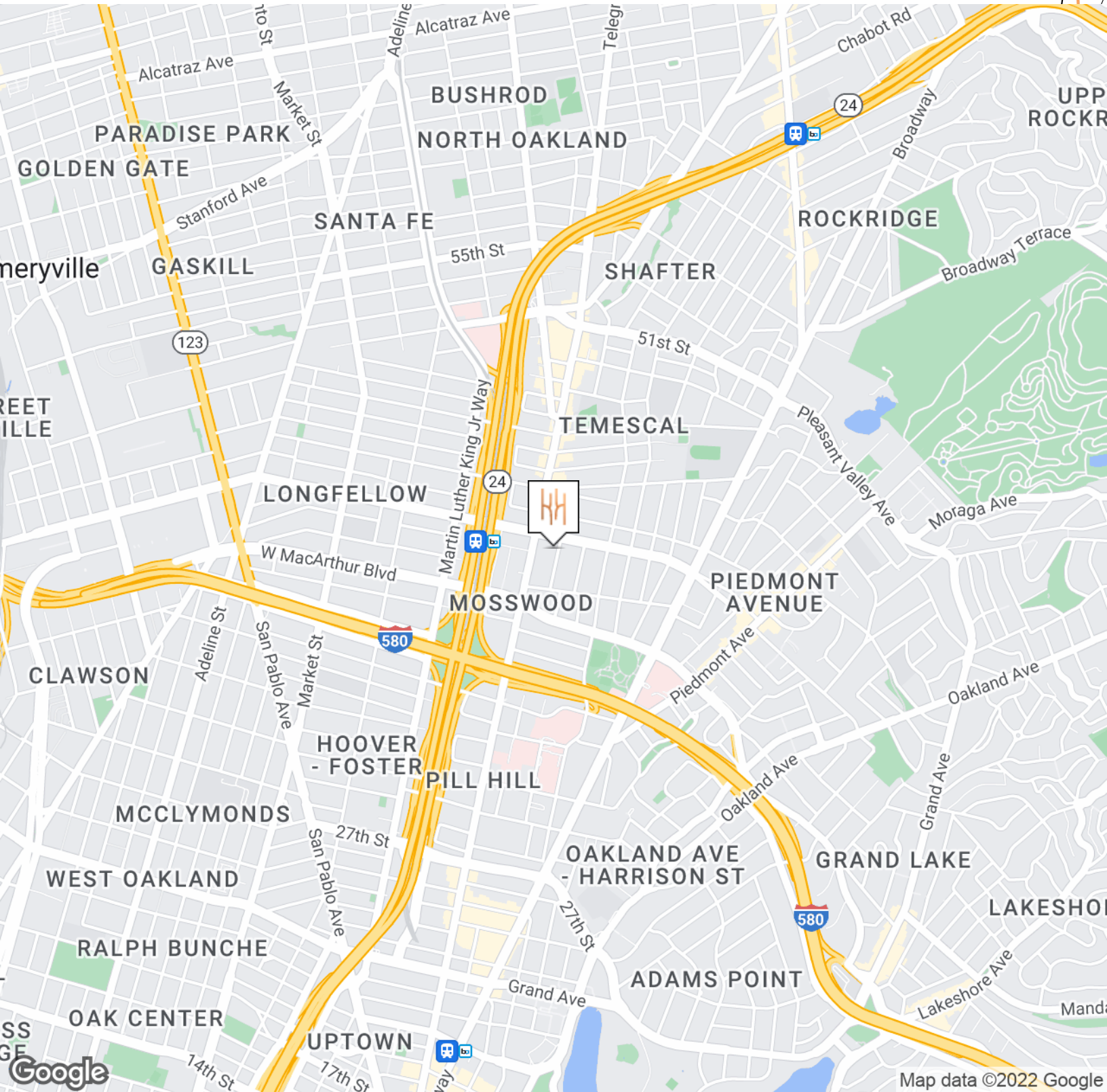
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ADDITIONAL PHOTOS



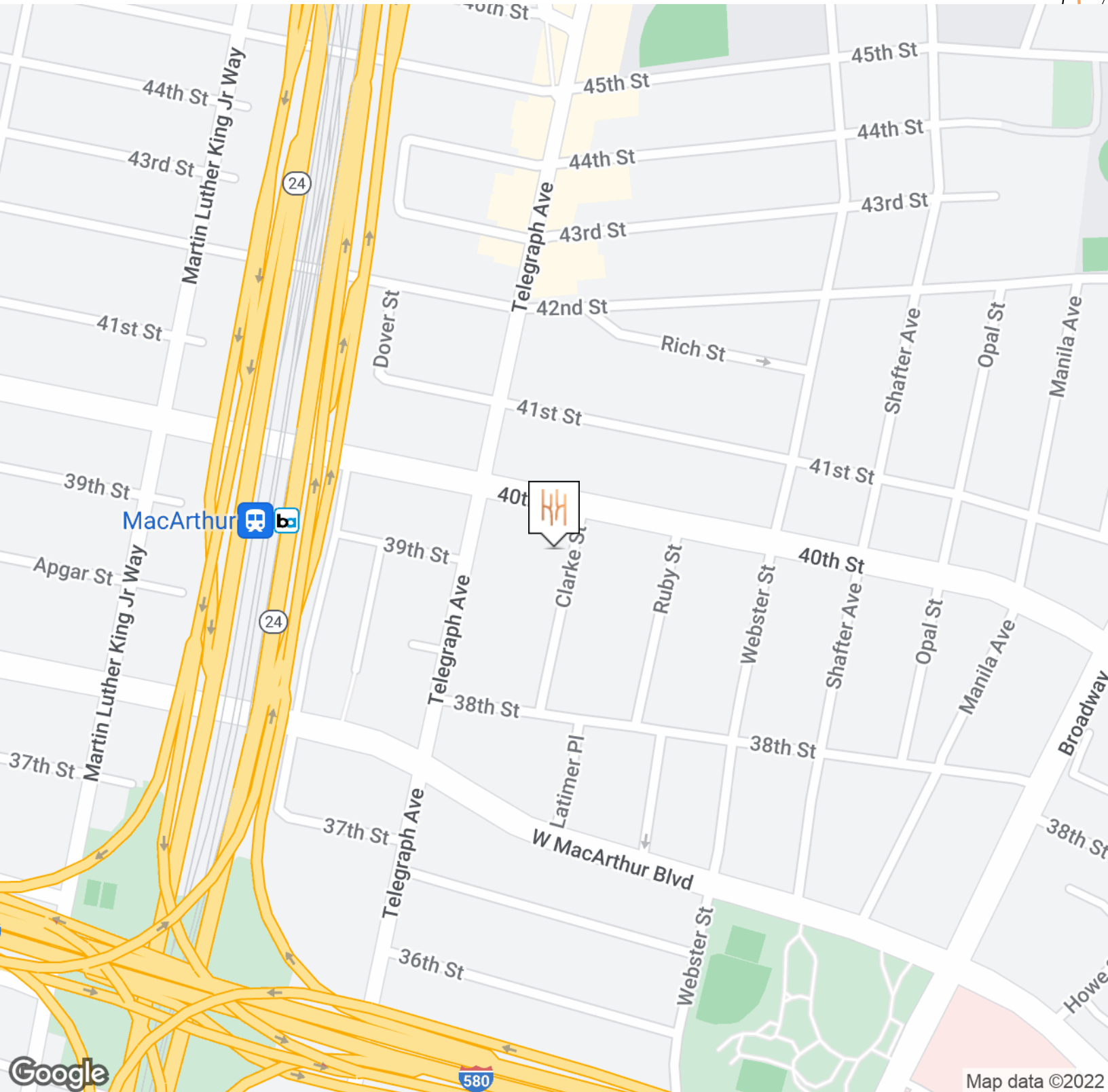
FOR SALE

REGIONAL MAP



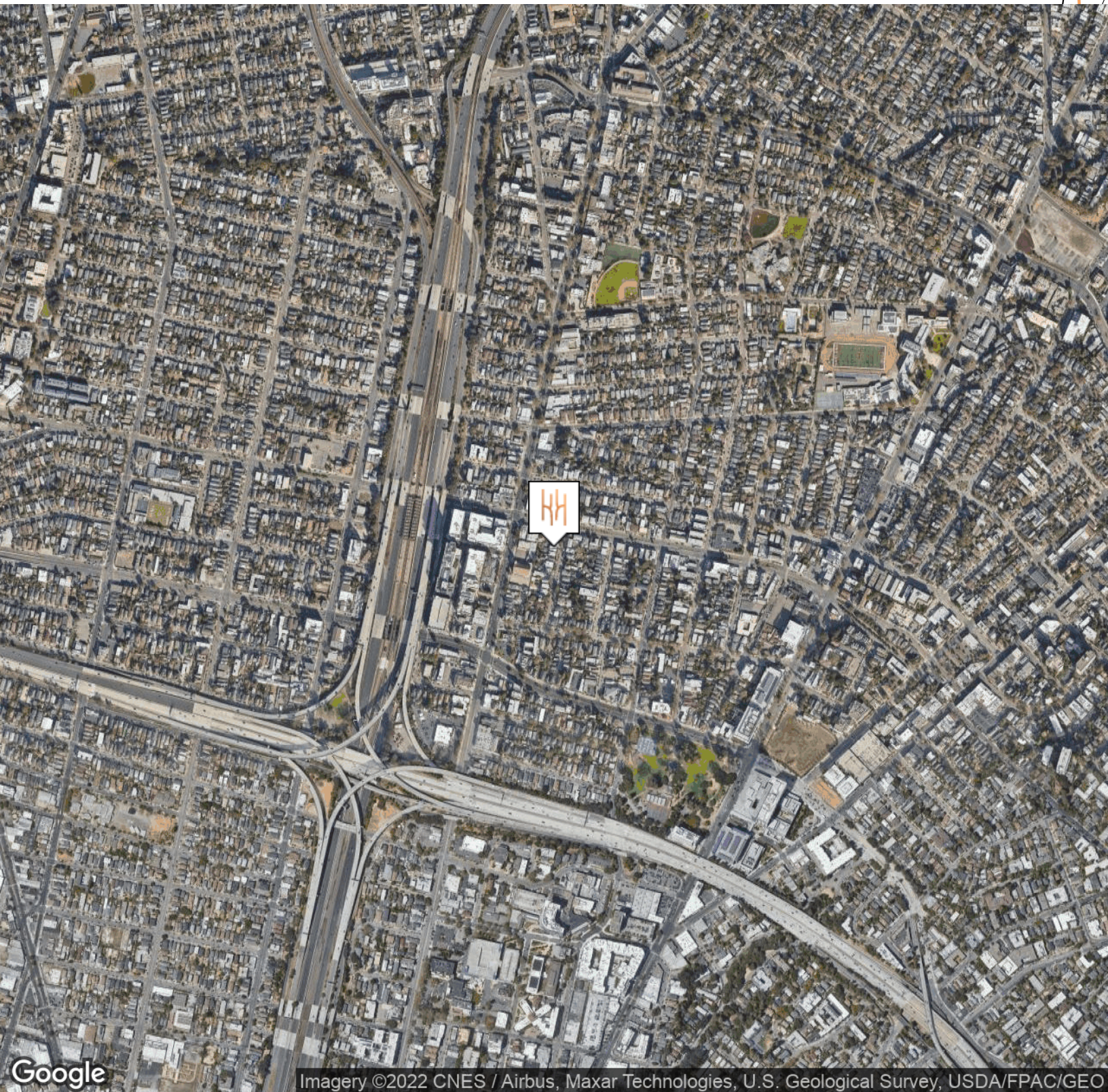
FOR SALE

LOCATION MAPS



FOR SALE

AERIAL MAPS



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
3917A	2	1		8/15/20	07/30/21	\$2,295		\$2,850		
3917B - VACANT	2	1				\$2,500		\$2,850		
3915 - VACANT	1	1				\$2,000		\$2,250		
3919	1	1		3/15/18	07/28/19	\$2,045		\$2,250		
TOTALS/AVERAGES	6	4				\$8,840		\$10,200		



INCOME & EXPENSES

INCOME SUMMARY	CURRENT	MARKET
GROSS INCOME	\$106,080	\$123,528
EXPENSE SUMMARY	CURRENT	MARKET
REAL ESTATE TAXES (NEW @1.3688%)	\$19,479	\$19,479
SPECIAL ASSESSMENTS	\$2,647	\$2,647
INSURANCE (ESTIMATE)	\$2,250	\$2,250
PG&E (ESTIMATE)	\$0	\$0
GARBAGE (ESTIMATE)	\$2,250	\$2,250
WATER (ESTIMATE)	\$2,250	\$2,250
REPAIRS & MAINTENANCE	\$2,000	\$2,000
OAKLAND RENT ADJUSTMENT FEE	\$404	\$404
BUSINESS LICENSE TAX (1.4% OF GROSS RENTS)	\$1,580	\$1,707
GROSS EXPENSES	\$32,860	\$32,987
NET OPERATING INCOME	\$73,220	\$90,541



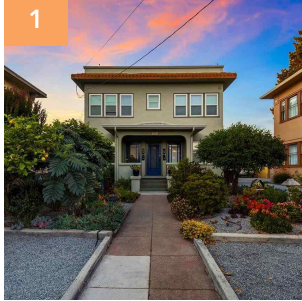
FINANCIAL SUMMARY

INVESTMENT OVERVIEW	CURRENT	MARKET
PRICE	\$1,418,000	\$1,418,000
PRICE PER UNIT	\$354,500	\$354,500
GRM	13.4	11.6
CAP RATE	5.2%	6.4%
CASH-ON-CASH RETURN (YR 1)	3.57 %	8.23 %
TOTAL RETURN (YR 1)	\$31,695	\$49,016
DEBT COVERAGE RATIO	1.22	1.51
OPERATING DATA	CURRENT	MARKET
GROSS SCHEDULED INCOME	\$106,080	\$122,400
OTHER INCOME	\$0	\$4,800
TOTAL SCHEDULED INCOME	\$106,080	\$127,200
VACANCY COST	\$0	\$3,672
GROSS INCOME	\$106,080	\$123,528
OPERATING EXPENSES	\$32,860	\$32,987
NET OPERATING INCOME	\$73,220	\$90,541
PRE-TAX CASH FLOW	\$13,266	\$30,587
FINANCING DATA	CURRENT	MARKET
DOWN PAYMENT	\$371,500	\$371,500
LOAN AMOUNT	\$1,046,500	\$1,046,500
DEBT SERVICE	\$59,954	\$59,954
DEBT SERVICE MONTHLY	\$4,996	\$4,996
PRINCIPAL REDUCTION (YR 1)	\$18,429	\$18,429



FOR SALE

SALE COMPS



4-UNITS | TEMESCAL

444 40th Street | Oakland, CA 94609

Sale Price:	\$1,400,000	NOI:	\$56,269
GRM:	16.14	Occupancy:	100%
CAP:	3.71%	Price / Unit:	\$350,000
No. Units:	4	Price PSF:	\$607.64
Building SF:	2,304 SF	Year Built:	1924
Lot Size:	4,400 SF		



100% Occupied. \$7,214/month rental income. Listed by Kite Hill Real Estate | PENDING | Multiple Offers



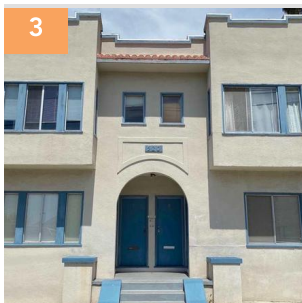
4-UNITS | TEMESCAL

4155 Webster Street | Oakland, CA 94609

Sale Price:	\$1,385,000	NOI:	\$53,287
GRM:	16.26	Occupancy:	100%
Closed:	09/15/2020	CAP:	3.69%
Price / Unit:	\$346,250	No. Units:	4
Price PSF:	\$483.25	Building SF:	2,866 SF
Year Built:	1924	Lot Size:	3,412 SF



\$7,100/month rental income | 100% Occupied | Listed and Sold by Kite Hill Real Estate.



4-UNITS | TEMESCAL

520 49th St | Oakland, CA 94609

Sale Price:	\$1,440,000	NOI:	\$63,094
GRM:	14.83	Occupancy:	50%
Closed:	07/20/2020	CAP:	4.38%
Price / Unit:	\$360,000	No. Units:	4
Price PSF:	\$473.68	Building SF:	3,040 SF
Year Built:	1925	Lot Size:	4,550 SF



50% VACANT. \$7,500/month rental income



FOR SALE

SALE COMPS



4-UNITS | TEMESCAL

434 40th Street | Oakland, CA 94609

Sale Price:	\$1,728,000	NOI:	\$71,362
GRM:	15.32	Occupancy:	50%
Closed:	02/10/2021	CAP:	4.00%
Price / Unit:	\$432,000	No. Units:	4
Price PSF:	\$458.23	Building SF:	3,771 SF
Year Built:	1924	Lot Size:	6,600 SF



\$9,675/month | 2 Units Vacant | Listed and Sold by Kite Hill Real Estate



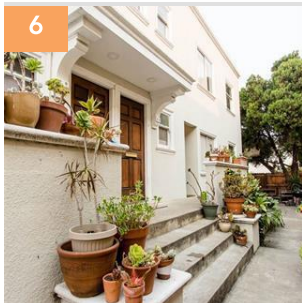
4-UNITS | TEMESCAL

488 41st Street | Oakland, CA 94609

Sale Price:	\$1,450,000	NOI:	\$66,300
GRM:	15.79	Occupancy:	100%
Closed:	08/24/2020	CAP:	4.60%
Price / Unit:	\$362,500	No. Units:	4
Price PSF:	\$358.82	Building SF:	4,041 SF
Year Built:	1911	Lot Size:	3,650 SF



\$8,500/month | 100% occupied | 5th non-conforming unit | Listed & Sold by Kite Hill Real Estate



4-UNITS | TEMESCAL

496 41st St | Oakland, CA 94609

Sale Price:	\$1,280,000	NOI:	\$59,280
GRM:	13.70	Occupancy:	75%
Closed:	03/09/2021	CAP:	4.74%
Price / Unit:	\$320,000	No. Units:	4
Price PSF:	\$419.12	Building SF:	3,054 SF
Year Built:	1915	Lot Size:	3,558 SF



\$7,600/month rental income | 25% Vacant.



FOR SALE

SALE COMPS



4-UNITS | TEMESCAL
438 41st Street | OAKLAND, CA 94609

Sale Price:	\$1,325,000	NOI:	\$61,932
GRM:	13.92	Occupancy:	75%
Closed:	01/07/2021	CAP:	4.67%
Price / Unit:	\$331,250	No. Units:	4
Price PSF:	\$519.00	Building SF:	2,553 SF
Year Built:	1951	Lot Size:	4,580 SF



\$7,940/month rental income | 1 Unit Vacant.



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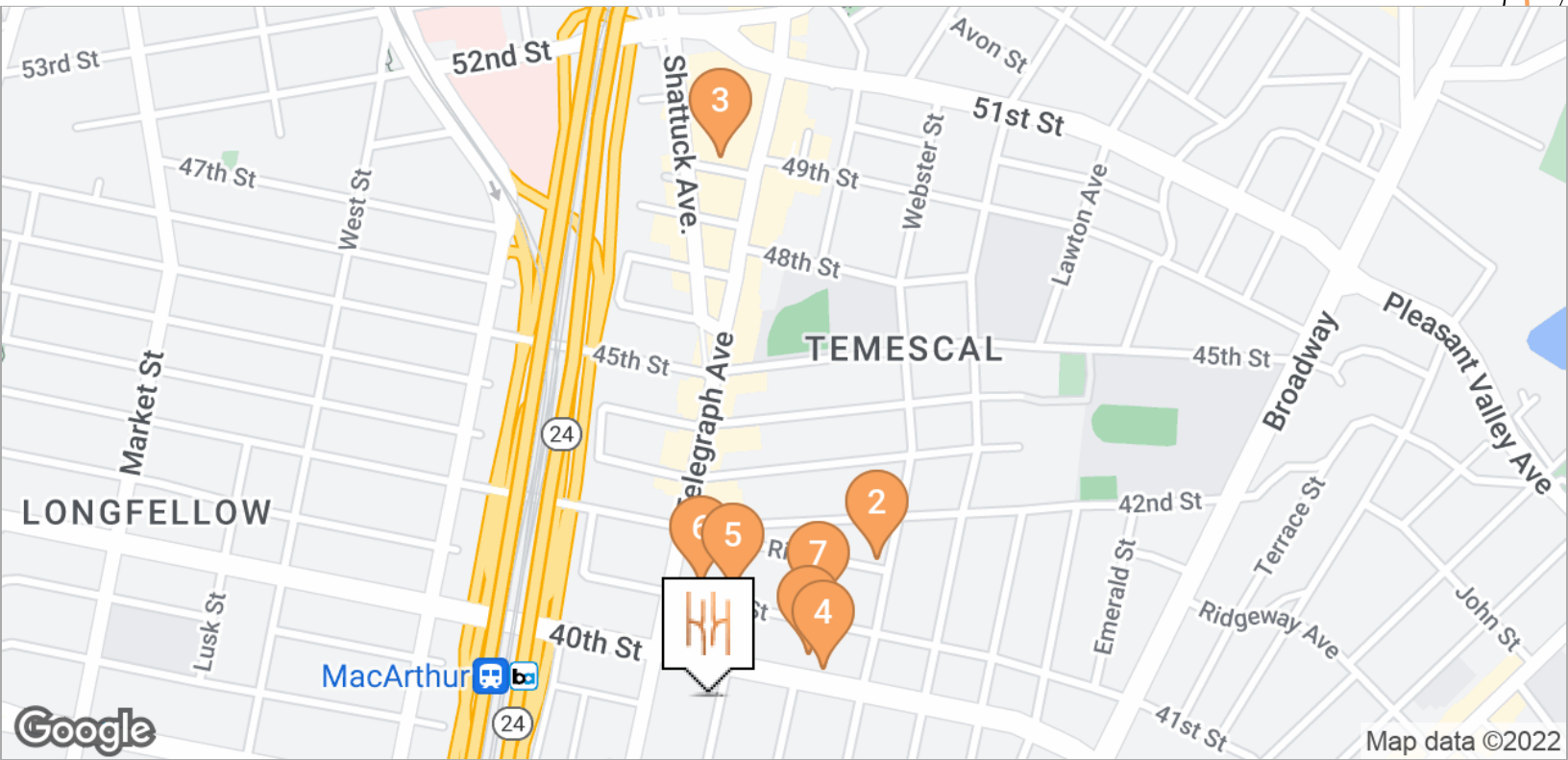
SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	PRICE/UNIT	CAP	GRM	# OF UNITS	
	4-Units Temescal 3917 Clarke Street Oakland, CA 94609	\$1,418,000	2,540 SF	\$558.27	\$354,500	5.16%	13.37	4	
	SALE COMPS	PRICE	BLDG SF	PRICE/SF	PRICE/UNIT	CAP	GRM	# OF UNITS	CLOSE
1	4-Units Temescal 444 40th Street Oakland, CA 94609	\$1,400,000	2,304 SF	\$607.64	\$350,000	3.71%	16.14	4	On Market
2	4-Units Temescal 4155 Webster Street Oakland, CA 94609	\$1,385,000	2,866 SF	\$483.25	\$346,250	3.69%	16.26	4	09/15/2020
3	4-Units Temescal 520 49th St Oakland, CA 94609	\$1,440,000	3,040 SF	\$473.68	\$360,000	4.38%	14.83	4	07/20/2020
4	4-Units Temescal 434 40th Street Oakland, CA 94609	\$1,728,000	3,771 SF	\$458.23	\$432,000	4.0%	15.32	4	02/10/2021
5	4-Units Temescal 488 41st Street Oakland, CA 94609	\$1,450,000	4,041 SF	\$358.82	\$362,500	4.6%	15.79	4	08/24/2020
6	4-Units Temescal 496 41st St Oakland, CA 94609	\$1,280,000	3,054 SF	\$419.12	\$320,000	4.74%	13.7	4	03/09/2021
7	4-Units Temescal 438 41st Street OAKLAND, CA 94609	\$1,325,000	2,553 SF	\$519.00	\$331,250	4.67%	13.92	4	01/07/2021
		PRICE	BLDG SF	PRICE/SF	PRICE/UNIT	CAP	GRM	# OF UNITS	CLOSE
	TOTALS/AVERAGES	\$1,429,714	3,090 SF	\$462.69	\$357,428	4.26%	15.14	4	



FOR SALE

SALE COMPS MAP



SUBJECT PROPERTY

3917 Clarke Street | Oakland, CA 94609



1

4-UNITS | TEMESCAL

444 40th Street
Oakland, CA 94609



3

4-UNITS | TEMESCAL

520 49th St
Oakland, CA 94609



5

4-UNITS | TEMESCAL

488 41st Street
Oakland, CA 94609



7

4-UNITS | TEMESCAL

438 41st Street
OAKLAND, CA 94609



2

4-UNITS | TEMESCAL

4155 Webster Street
Oakland, CA 94609



4

4-UNITS | TEMESCAL

434 40th Street
Oakland, CA 94609



6

4-UNITS | TEMESCAL

496 41st St
Oakland, CA 94609



ADVISOR



JATIN MEHTA

Multi-Family Specialist

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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

