



PRICE IMPROVEMENT TO \$1,875,000
335-345 PERKINS ST. OAKLAND CA 94610
(6) DETACHED RENOVATED CRAFTSMAN STYLE COTTAGES IN
PRIME LAKE MERRITT LOCATION

Truly unique (6 unit) pride of ownership property within two blocks of Grand Avenue & Lake Merritt. Property is comprised of (6) completely detached single-story cottage units-(4) 2-bedrooms & (2) 1-bedroom (that can be converted to 2s). The property was carefully renovated in 2016-2017 to modernize every facet of the structures & systems, while preserving the original craftsman charm and character. Renovations included new drainage, concrete driveway, repaved parking lot, foundations, retaining walls, plumbing & electrical systems, windows, doors, roofs, stucco, water heaters, furnaces, sub-water meters, appliances & more. The kitchens & baths were thoroughly renovated in (5) of the (6) units. Hardwood floors & upgraded tile throughout, fully occupied, wood-burning fireplaces in most units, in-unit laundry in (4) of (6) units, ind., central heat, storage beneath each unit, low maint. landscaping & mgmt. Built in up-side w/ (2) long term tenants.



MORLEY FREDERICKS
 REAL ESTATE SERVICES

(6) Detached Cottages
within Two Blocks of
Grand Ave / Lake Merritt
Listing price \$1,875,000
6.0% CAP on Current

Cottages, Systems and &
Site Thoroughly
Renovated in 2016-2017

Fully Occupied & Turn-
key Investment

Renovations include
Roofs, Foundations,
Plumb. & Elect. Systems,
HVAC, Siding, Windows,
Interiors & More

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