



1820 3RD ST. ALAMEDA

CA 94501

EXCLUSIVELY LISTED BY

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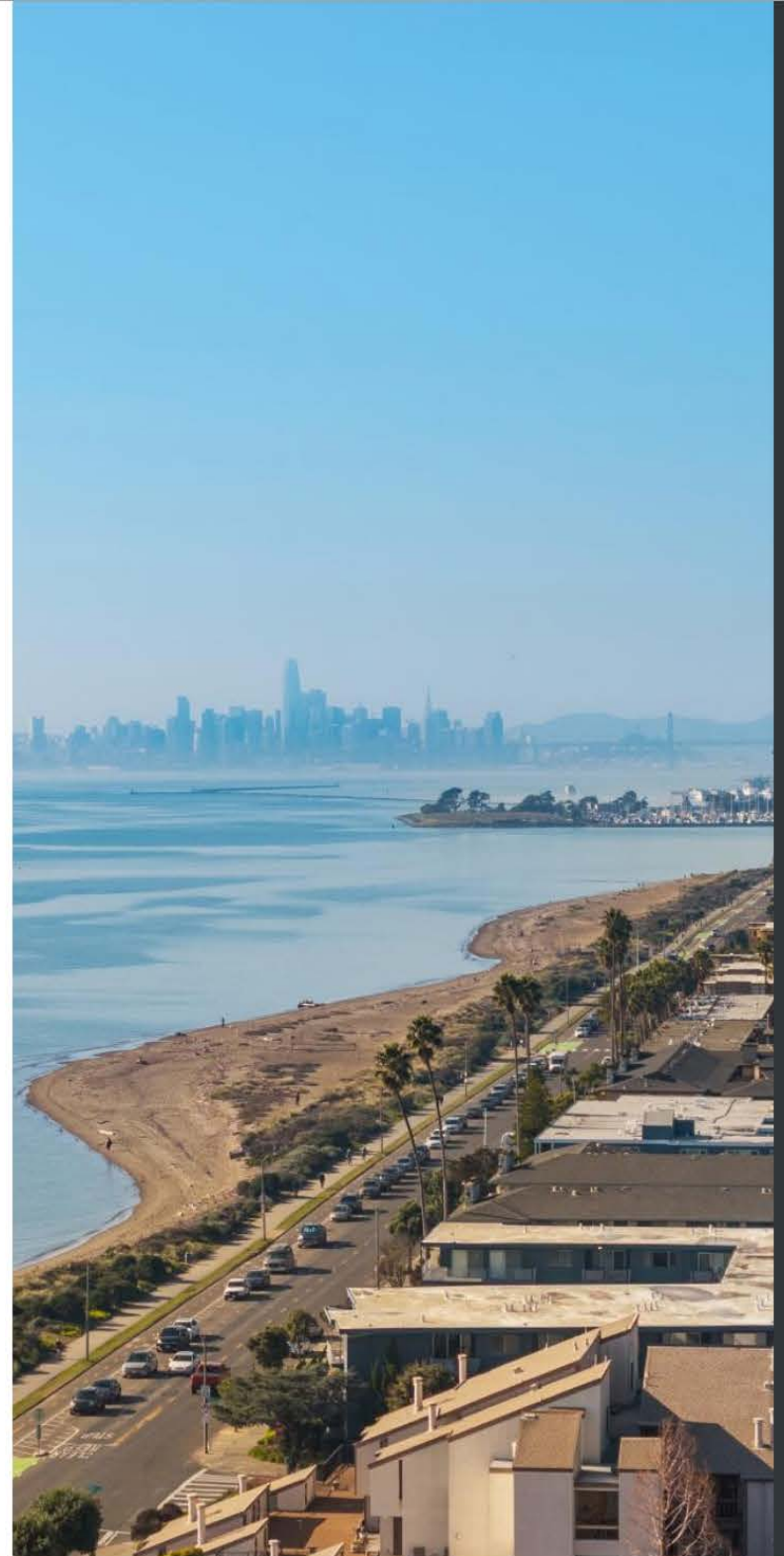
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PROPERTY DETAILS

PROPERTY ADDRESS

1820 3rd ST, Alameda CA 94501

SQUARE FEET

3,311 sqft

LOT SIZE

8,813 sqft

PARCEL NUMBER

074 045801200

ASKING PRICE

\$1,497,000

PRICE PER UNIT

\$299,400





UNDERWRITING

CREDIT UNION

Listing Price	\$1,600,000
Loan To Value	75%
Loan Amount	\$1,200,000
Loan Program	5/30 10 Years Maturity
Interest Rate	5.645%
Monthly Payment:	\$6,923
Recourse	Yes

CREDIT UNION

Listing Price	\$1,600,000
Loan To Value	75%
Loan Amount	\$1,200,000
Loan Program	10/30 10 Years Maturity
Interest Rate	5.78%
Monthly Payment:	\$7,026
Recourse	Yes

BANK

Listing Price	\$1,600,000
Loan To Value	75%
Loan Amount	\$1,200,000
Loan Program	3/25 25 Years Maturity
Interest Rate	6.02%
Monthly Payment:	\$7,746
Recourse	Yes

FLOOR PLANS



PROPERTY SQ FT INFORMATION

MEASUREMENTS CALCULATED
TO THE INTERIOR WALLS

LIVING SPACE: 3091 SQ FT

- * Main House (306 Spruce Street): 584 Sq Ft
- * Main House (308 Spruce Street): 584 Sq Ft
- * Main House (1816 3rd Street): 608 Sq Ft
- * Main House (1818 3rd Street): 623 Sq Ft
- * Main House (1820 3rd Street): 692 Sq Ft



Main Level



Upper Level



Main Level

Disclaimer: Floorplan was prepared by Open Homes Photography. All measurements are approximate and may not be exact. Do not rely on the accuracy of this floorplan when determining the price of the property or making decisions regarding buying or selling of properties without independent verification



RENT ROLL

	TYPE	SQ. FT.	MONTHLY RENT (CURRENT)	MONTHLY RENT (MARKET)
1816 3 rd St	month-month	608sqft	\$2,869.00	\$2,869.00
1818 3 rd St	month-month	623sqft	\$2,550.00	\$2,600.00
1820 3 rd St	month-month	692sqft	\$2,700.00	\$2,700
306 Spruce	Vacant	584sqft	N/A	\$2,300
308 Spruce	Vacant	584sqft	N/A	\$2,300

SALES COMPARABLES



1820 3RD ST

Address	1820 3 rd St, Alameda	Price	\$1,497,000
Units	5	Price/Unit	\$299,400
Built	1895	Price/Sqft	\$170
Sale Date	TBD	Cap Rate	-
Notes	Subject Property	GRM	9.81



2119 ALAMEDA AVE

Address	2119 Alameda Ave, Alameda	Price	\$1,400,000
Units	5	Price/Unit	\$280,000
Built	1895	Price/Sqft	\$437
Sale Date	TBD	Cap Rate	-
Notes	180 days on the market	GRM	-



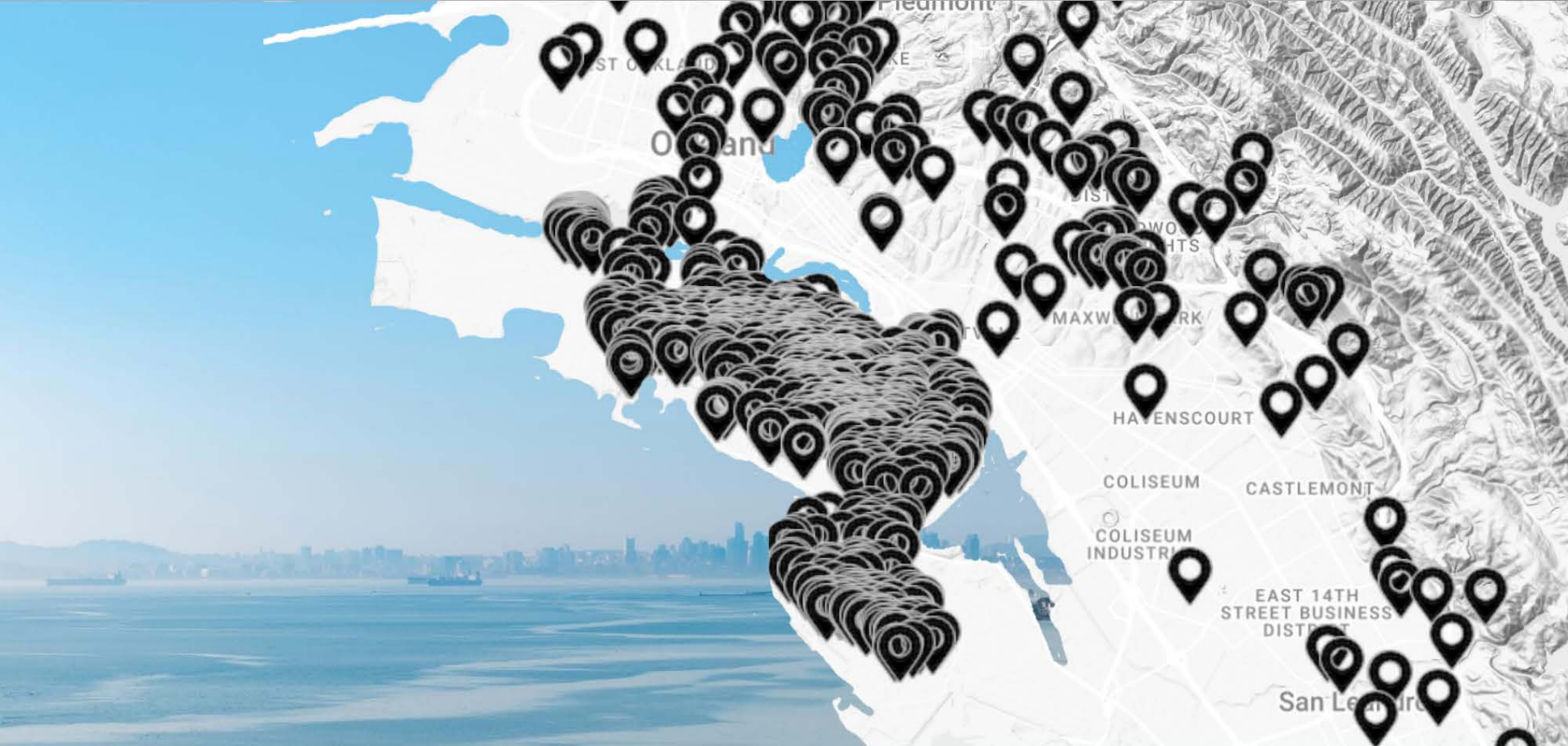
2008 ALAMEDA AVE

Address	2008 Alameda Ave, Alameda	Price	\$1,700,000
Units	5	Price/Unit	\$340,000
Built	1960	Price/Sqft	\$384
Sale Date	11/05/25	Cap Rate	-
Notes	Sold at 11% under the list price of \$1.9M, on market for 102 days.	GRM	-



2618 CENTRAL AVE

Address	2618 Central Ave, Alameda	Price	\$1,560,000
Units	6	Price/Unit	\$260,000
Built	1963	Price/Sqft	\$383
Sale Date	10/15/25	Cap Rate	5.35%
Notes	14 days on the market	GRM	11.28



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