

OFFERING MEMORANDUM

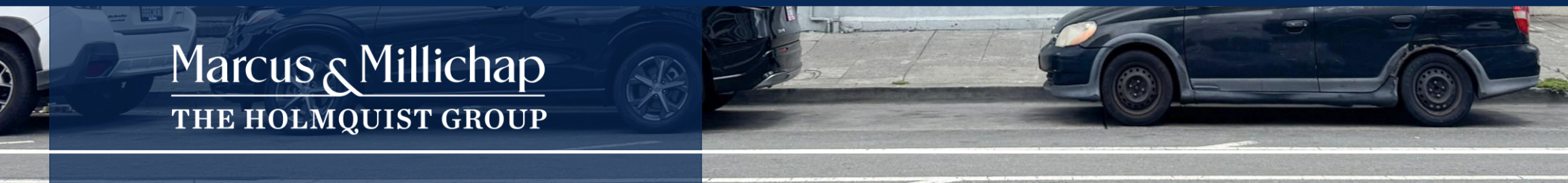
912 OAK ST

EXCLUSIVELY LISTED BY:
Jon Holmquist
Direct Cell: 415-596-3691



A 6-UNIT NEAR LAKE MERRITT

Marcus & Millichap
THE HOLMQUIST GROUP



NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc.

© 2022 Marcus & Millichap. All rights reserved.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

**FOR PROPERTY SHOWINGS CONTACT
JON HOLMQUIST, SHOWINGS BY APPOINTMENT ONLY: DIRECT CELL# 415-596-3691.**

Marcus & Millichap
THE HOLMQUIST GROUP

OFFICES THROUGHOUT THE U.S. AND CANADA
www.marcusmillichap.com

OFFERING SUMMARY

EXCLUSIVELY LISTED:**Address: 912 OAK ST AVE OAKLAND, CA 94607**

Price \$750,000

Number of Units: 6

Building Size (per property records) 3,977 Sq. Ft.

Lot Sq. Ft. (per property records) 0.07 Acres

CAP: 6.18%

GRM: 7.33

Cost / Sq. Ft.: \$209.79

PROPERTY DETAILS

1-Studio & 5-1Bed/1Bath

Fantastic value-add opportunity through unit upgrades

Located near Lake Merritt BART

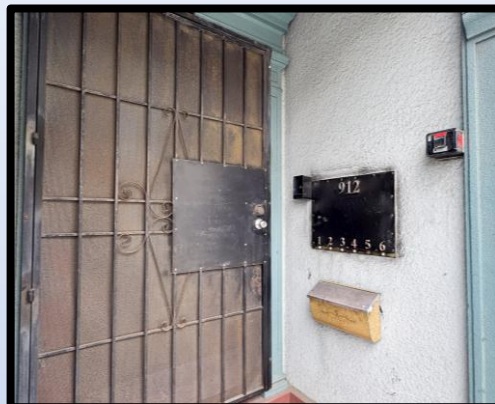
Separately metered for gas & PG&E.

FIRST TIME ON THE MARKET
IN OVER TWENTY YEARSSURROUNDED BY RETAIL, DINING, & JOB CENTERS – WALKABLE AND
TRANSIT ORIENTATED LOCATION – WITH VALUE-ADD OPPORTUNITY
THROUGH UNIT RENOVATIONS

This offering of six units at 912 Oak St Avenue, Oakland, CA represents a rare opportunity to acquire a well-located and attractive multifamily property in the China Town neighborhood of Oakland, CA just one block from Lake Merritt. The current owner has owned the property for several decades.

The property is constructed with a wood-frame structure and stucco exterior. The unit mix consists of six units, including one studio and five one-bedroom/one-bath units. Five of the six units are currently vacant with one one-bedroom/one-bath occupied by a long-term tenant. While the units were renovated approximately 30 years ago by the current ownership, they present an opportunity for further upgrades to maximize rental income and overall property value. The property is separately metered for gas and electricity, with the potential to implement a RUBS program to further enhance income.

Tenants benefit from great walkability, with a Walk-Score of 93 (Walkers Paradise). Nearby public transport, or short walk allow easy access to ample retail, Lake Merritt BART station, and the shoreline of Lake Merritt. The building's ideal location positions it to benefit from Oakland's rebound and provide tenants with easy access to Downtown Oakland and San Francisco's primary employment centers. The huge AI boom in San Francisco is starting to provide spillover to Oakland as jobs and rents have stabilized and strengthened.



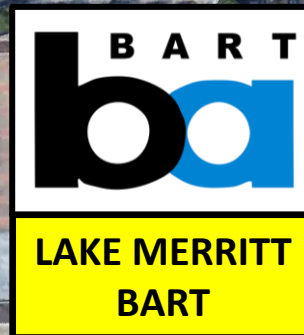
PROPERTY HIGHLIGHTS:

- Superior location walking distance to retail stores in Downtown Oakland, Lake Merritt BART, Lake Merritt.
- One Studio and Five One-Bed/One-Bath units, with five of the units vacant, facilitating renovation.
- Fantastic value-add opportunity for a new investor-first time on the market in several decades.
- Located a half-block to Merritt Bart station supplying easy access to nearby employment drivers.



912 OAK ST

FANTASTIC TRANSIT-ORIENTED
LOCATION



300 Ft from Lake
Merritt BART to
912 Oak St



**912 OAK ST
(SUBJECT PROPERTY)**

