

AVAILABLE
FOR SALE

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CENTURY 21

Select Real Estate, Inc.



ASHBROOK CT.

FRUITVALE AVE

3114-3128
ASHBROOK CT.
OAKLAND, CA 94601
+/-4,222 SF
MULTIFAMILY BUILDING

8 Unit Multifamily Investment Opportunity With Value Add Potential

THE PROPERTY

3114-3128 ASHBROOK CT. OAKLAND, CA 94601

REGION AVAILABILITY ZONING OPPORTUNITY PRICING



OAKLAND, CA
APN
026-0766-00-01



+/-4,222 SF
Multifamily Building
+/-0.12 Acres
8 Units
5 Garages



RM-4
Mixed Housing
Type Residential



Multifamily
Building
75% Occupied



Actual
\$1,595,000.00
NOI \$48,411.56
3.04% Cap Rate



3114



**JUDY'S
BURGER** *Hasta
muerte
Coffee*

**LAS PALMAS
SUPER BURRITO**
**MZ KETTLE'S
BBQ**

3114
ASHBROOK CT.

FRUITVALE AVE.

LOGAN ST.


QuikStop

GALINDO ST.

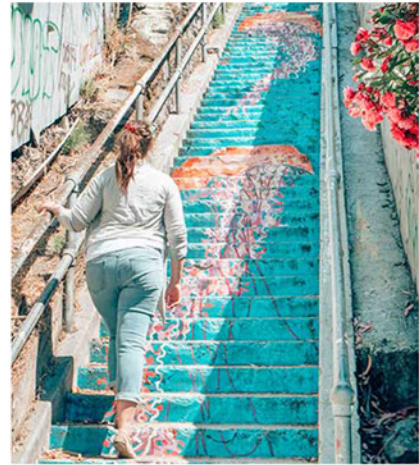
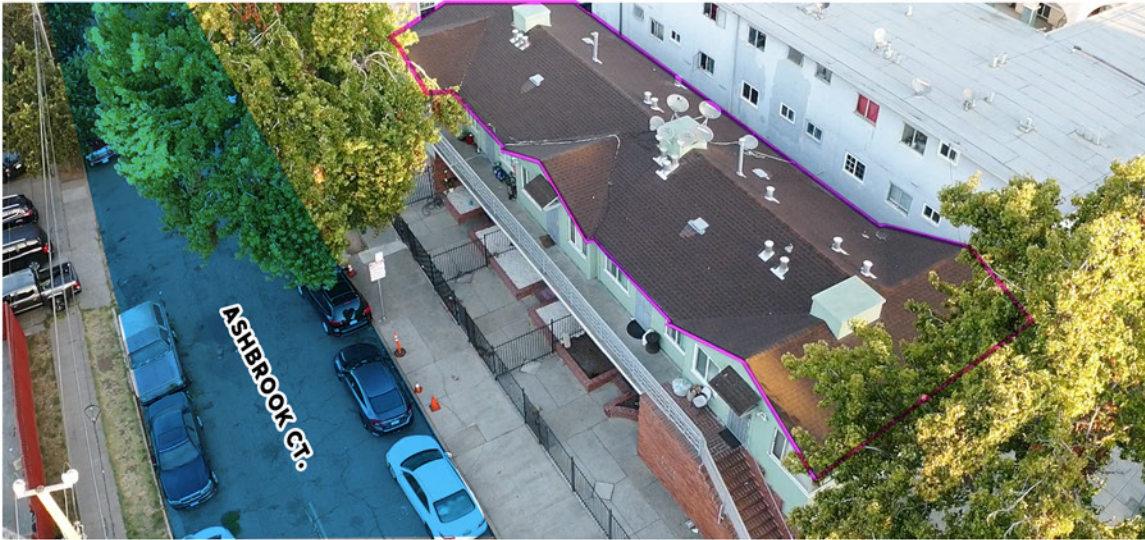
SUBJECT

ASHBROOK CT.



3114

ASHBROOK CT.



THE BUILDING

This 2-story, fully leased, 8-unit multi-family investment property is available for sale at a 3.8% cap rate with a NOI of \$76,296.00. The property has one two-bedroom unit, one studio, and 6 one-bedroom units. The property also has 5 garages that produces an additional \$955.00 per month. Additionally, the onsite laundry generates \$1,950.00 per year in revenue.

This investment property has a 2-year-old roof with a fresh coat of exterior paint and 8 storage units. Also, the property is individually metered for gas and electric allowing for lower operating expenses. This asset is positioned in the middle of HWY 580 & HWY 880 making it easy to access multiple freeways along with a BART station before freeway access.





THE AREA

The subject property is located in Oakland, CA just minutes away from the nearest bar station on Fruitvale and less than a mile away from HWY 880 & HWY 580. The City of Oakland has a total population of 435,224 residents living within the city limits and is seeing an average annual growth rate of .40%. Roughly 60% of Oakland's residents are renters and several of those being commuters to other cities within the Bay Area. With the closest BART station within walking distance of the property, any resident will have the ability to commute to San Francisco, Richmond, East Bay, or San Jose. Within 5 miles radius of the property, any renter can go on a nature walk in the Reinhardt Redwood Regional Park, use the Oakland International Airport, or watch a game at the RingCentral Coliseum. With its convenient location to transportation systems, amenities, and nature, many renters who commute seek to live in Oakland.



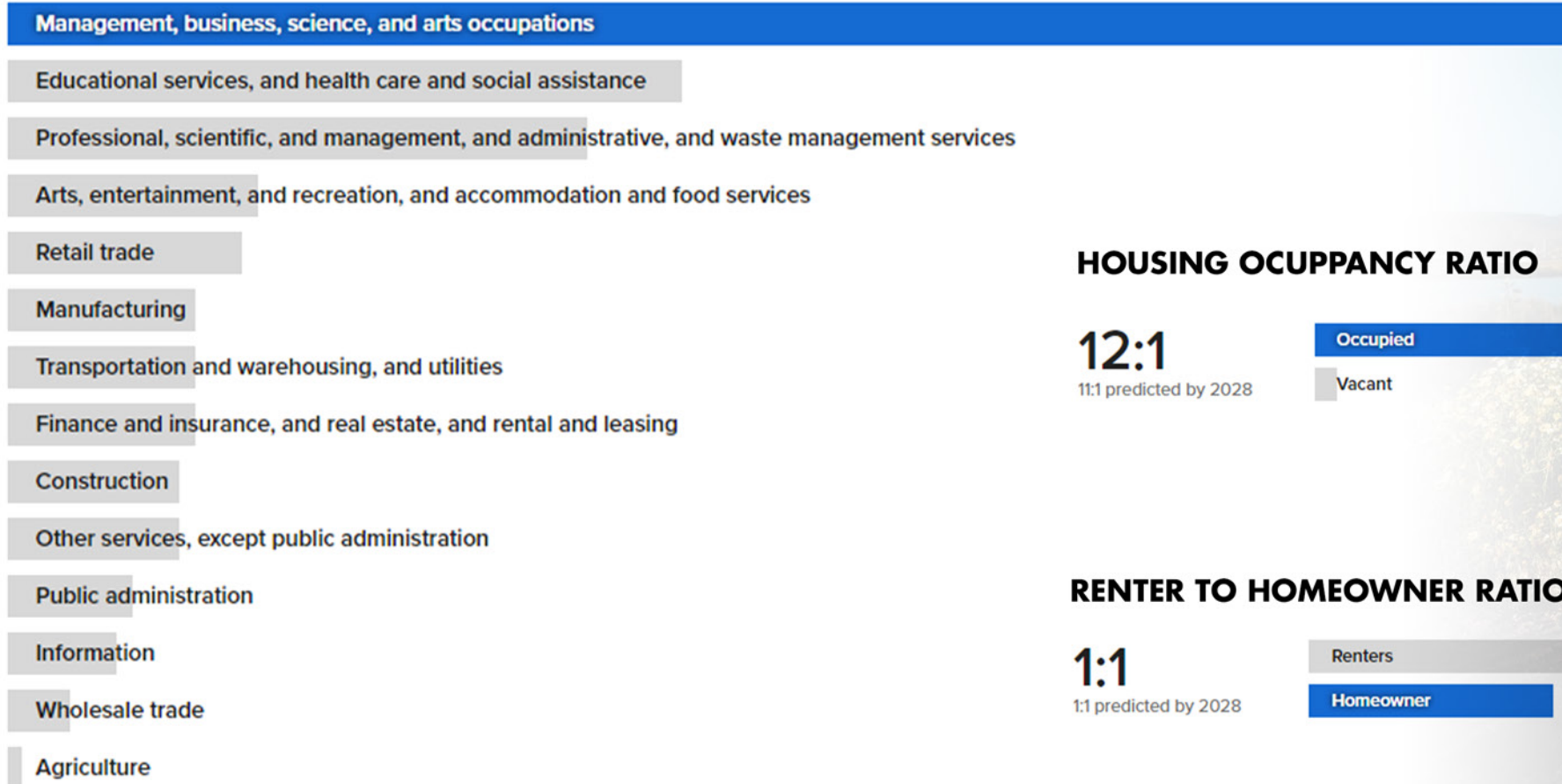
DEMOGRAPHICS

EDUCATION & HOUSING

NUMBER OF EMPLOYEES

303k

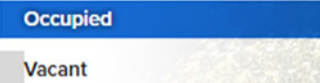
Top Employment Categories



HOUSING OCCUPANCY RATIO

12:1

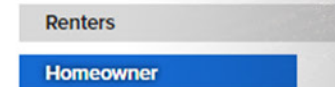
11:1 predicted by 2028



RENTER TO HOMEOWNER RATIO

1:1

1:1 predicted by 2028



DEMOGRAPHICS

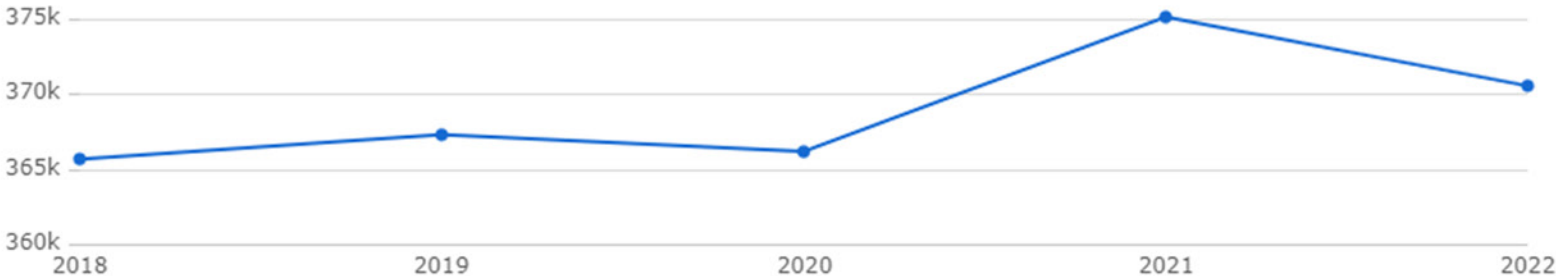
INCOME &
POPULATION

POPULATION

370k

↓ -1%
Compared to 375k in 2021

↑ 1%
Compared to 365k in 2018



HOUSE HOLD INCOME

\$101k
Median Income

\$109k
2028 Estimate

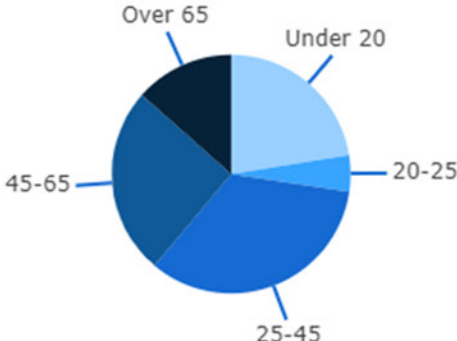
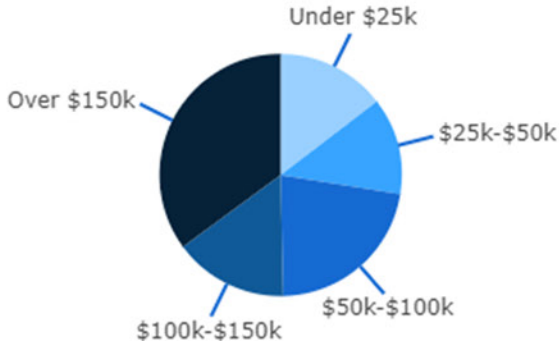
↑ 9%
Growth Rate

AGE DEMOGRAPHICS

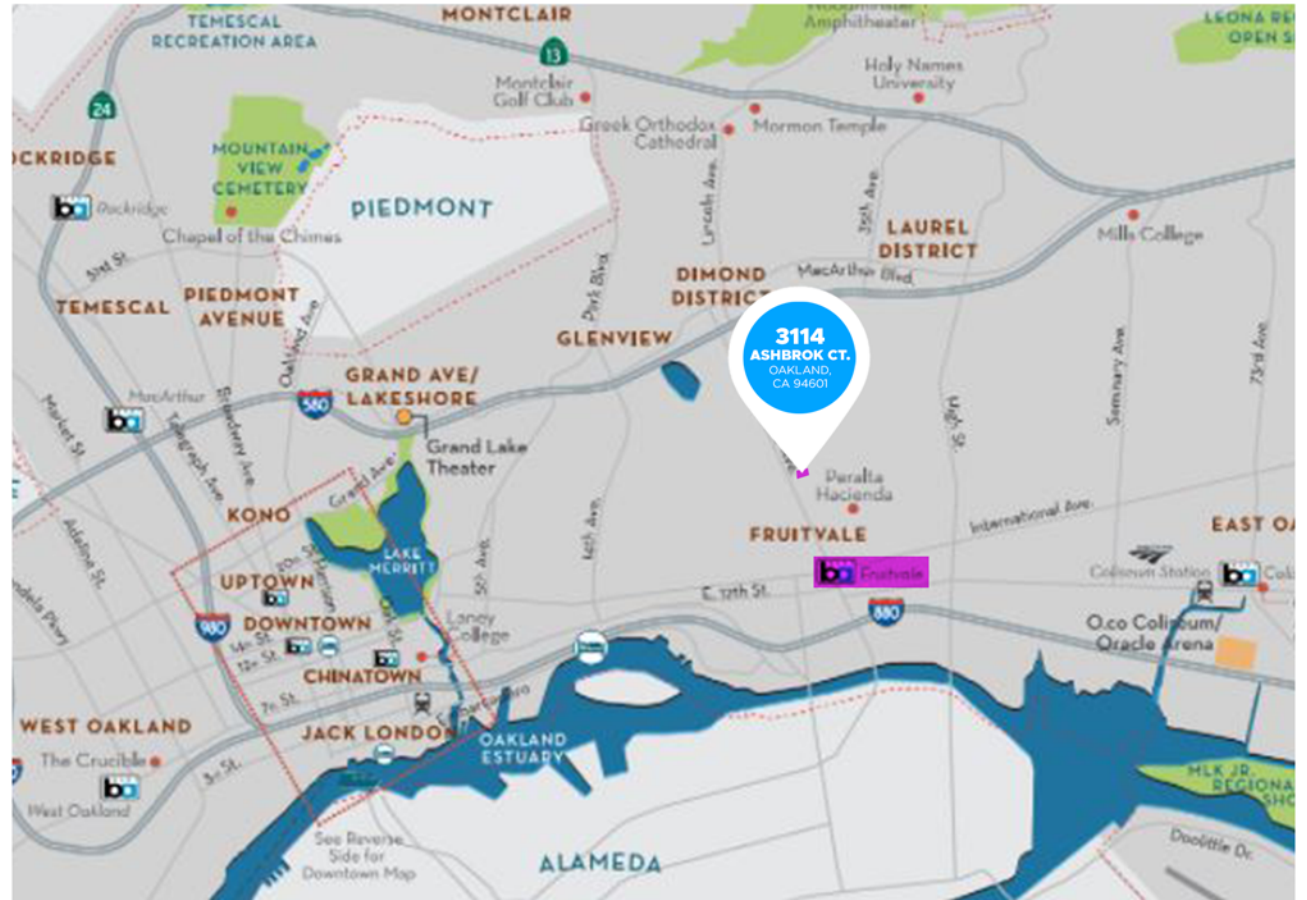
38
Median Age

39
2028 Estimate

↑ 2%
Growth Rate



BART TRANSPORTATION





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SALE

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