



84
MONTE VISTA

FOR SALE

**4 UNITS | PIEDMONT AVE
84 MONTE VISTA OAKLAND, CA**

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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EXECUTIVE SUMMARY



\$1,050,000
Asking Price



4
Units



±3,220 SF
Total Building Area



3,954 SF
Lot Size



1964
Year Built

84
MONTE VISTA

INVESTMENT SUMMARY

Sale Price	\$1,050,000
Price Per Unit	\$262,500
Current Cap	3.90%
Current GRM	14.19
ProForma Cap	7.56%
ProForma GRM	9.06

THE OFFERING

Rare opportunity in a prime Piedmont Avenue location. This well-maintained 1964 building totals 3,220 square feet and offers four two-bedroom, one-bath units, each approximately 805 square feet. Three units are occupied by long-term tenants, while the recently remodeled unit is leased at market rate, providing both stability and immediate income.

The property features three surface parking spaces, a fully upgraded balcony with city sign-off under SB 721, and a beautifully landscaped rear yard offering a tranquil retreat in the heart of Oakland. With current rents offering approximately 60% potential upside to market rates, this building presents a compelling investment for future owners.

Rarely does a family-owned property of this quality and location become available. Its combination of location, tenant stability, thoughtful upgrades, and upside potential makes it a standout opportunity in one of Oakland's most desirable neighborhoods.

PROPERTY HIGHLIGHTS



Built in 1964, 3,220 SF — well-maintained structure with recent upgrades and solid tenant base

Four 2-bedroom, 1-bath units — approximately 805 SF each, including one recently remodeled unit.



Stable income with significant upside — current rents offer approximately 60% potential increase to market rates for future owners.



Three surface parking spaces — a rare amenity in this neighborhood.

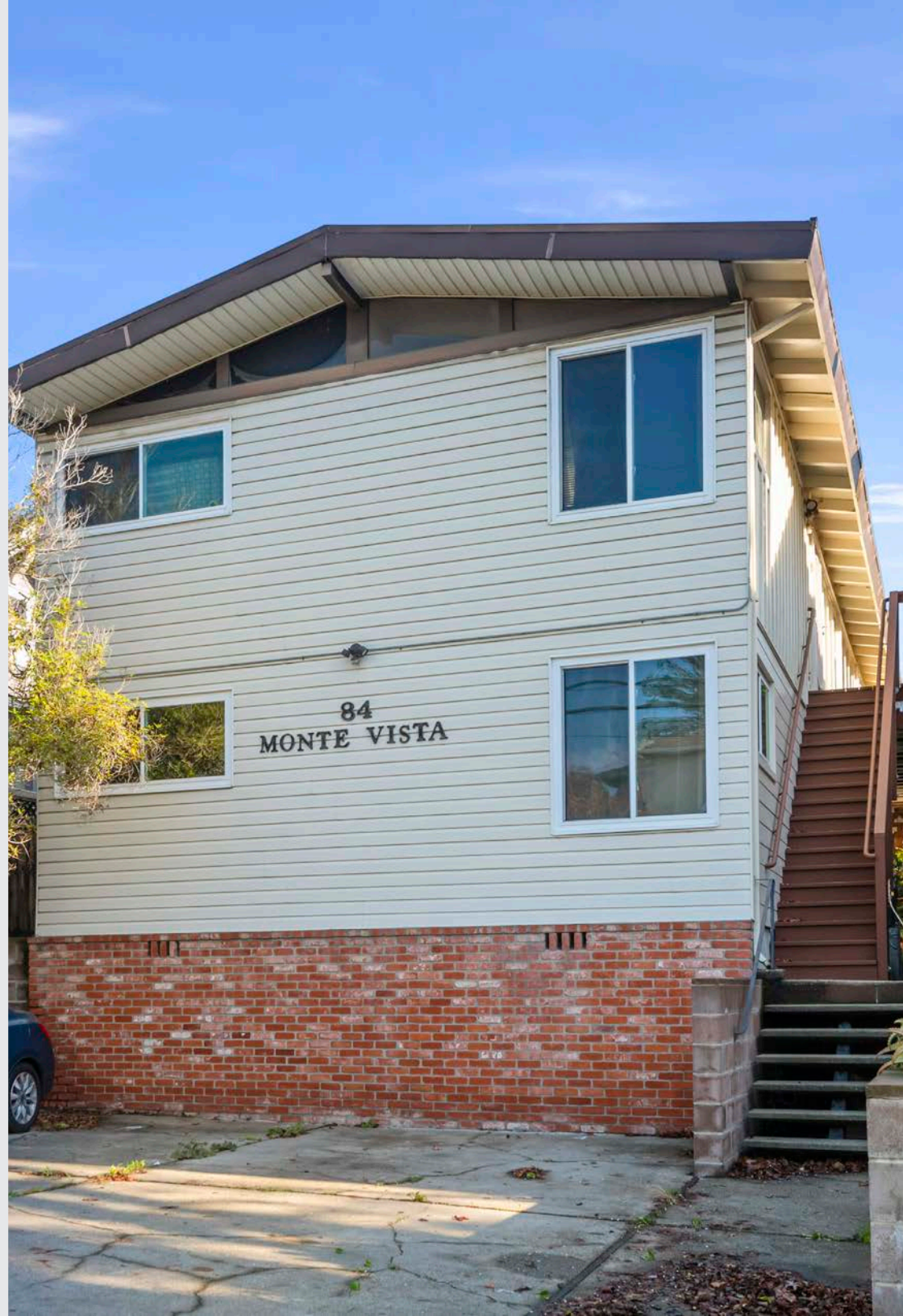
Beautiful rear yard — tranquil and private outdoor space for tenants.

Fully upgraded balcony — completed and signed off by the city under SB 721.



Prime Piedmont Avenue location — steps to shops, cafes, and amenities in one of Oakland's most sought-after neighborhoods.

Exceptional walkability — Walk Score ~94 (Walker's Paradise), making daily errands and commuting easy.



PROPERTY OVERVIEW

Address 84 Monte Vista Ave
Oakland, CA 94611

APN 12-935-12-1

Building Size 3,220

Parcel Size 3,954

Year Built 1964

Number of Units 4

Heater Wall Heaters

Parking Driveway (3)

Roof Type Composite Shingle

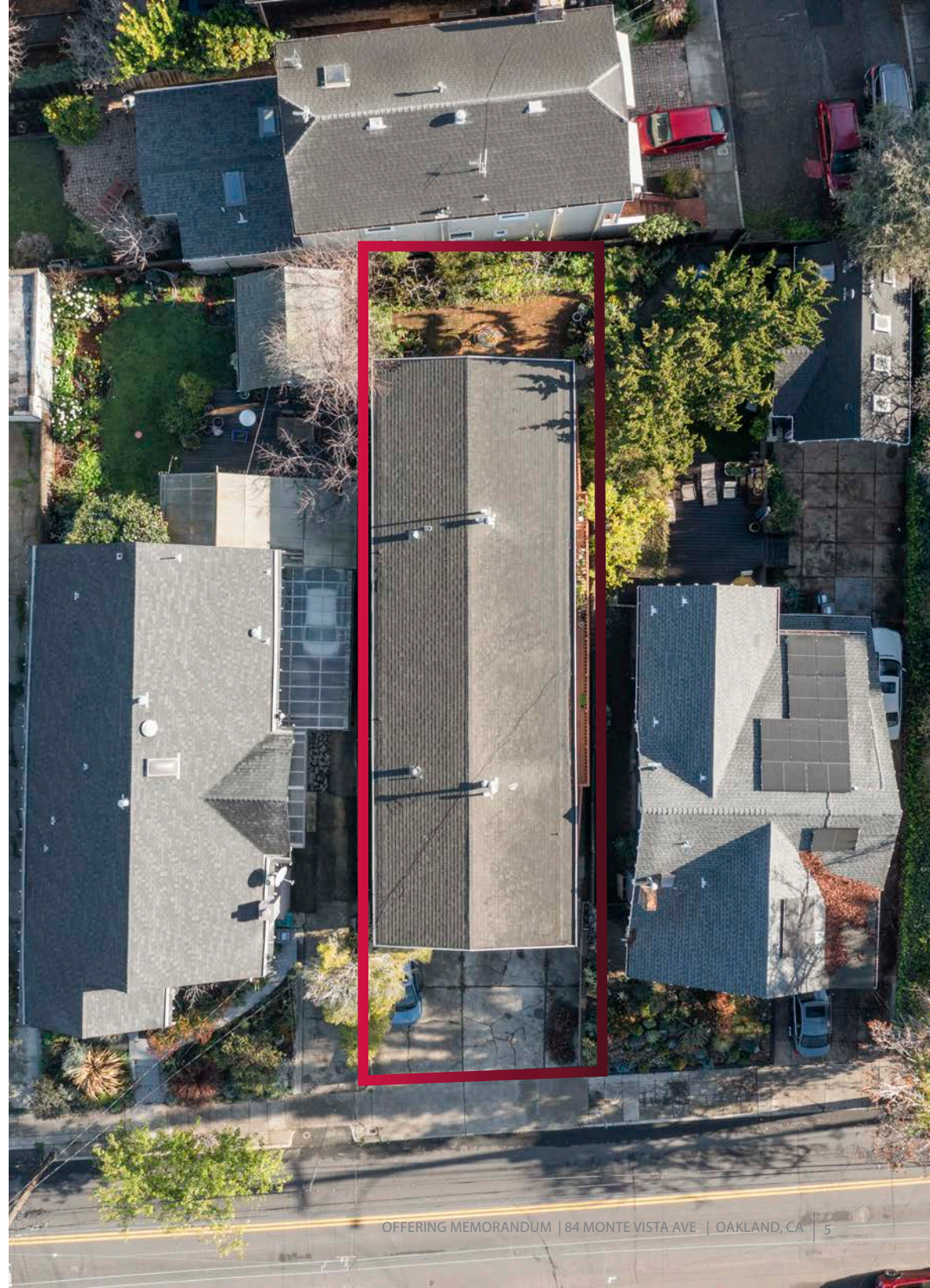
Washer/Dryer (2) In-unit / Off-Site

UTILITY/SERVICE PROVIDER

Electricity Individually Metered

Gas Individually Metered

Water/Sewer Master Metered



AERIAL OVERVIEW

DOWNTOWN OAKLAND

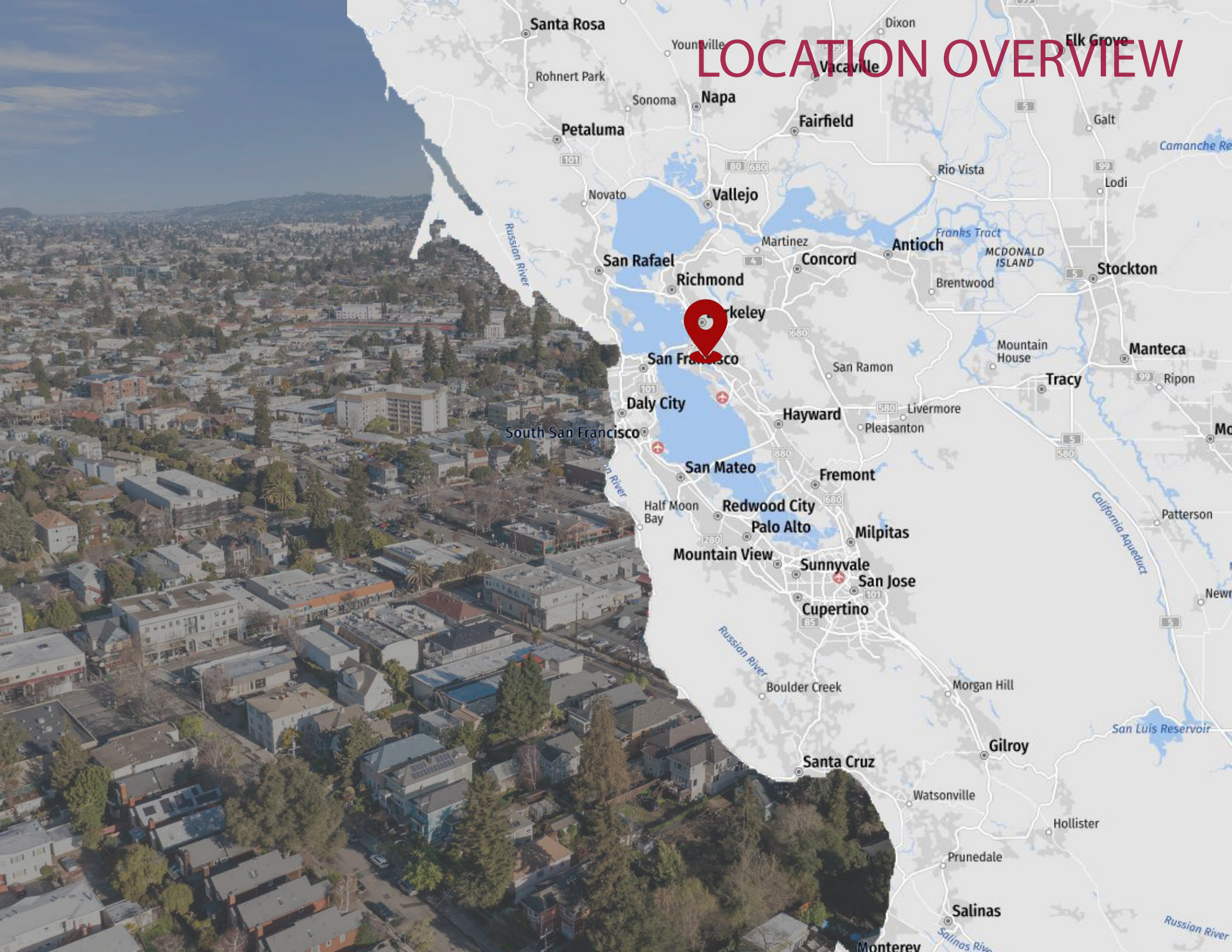
SAN FRANCISCO



PIEDMONT AVE



LOCATION OVERVIEW



CURRENT RENT ROLL

UNIT	TYPE	SQFT [1]	RENT	MARKET RENT [2]	MOVE-IN-DATE	DEPOSIT	NOTES
1	2 x 1	805	\$1,557	\$2,415	6/1/2007	\$800	W/D In-Unit
2	2 x 1	805	\$1,184	\$2,415	9/3/1986	\$200	W/D In-Unit
3	2 x 1	805	\$1,225	\$2,415	10/1/2006	\$600	
4	2 x 1	805	\$2,200	\$2,415	2/26/2025	\$1,000	Recently Updated
Total Monthly			\$6,166	\$9,660			
Total Annually			\$73,989	\$115,920			

[1] SQFT is estimated. Buyer to verify

[2] Markets rents estimated using Rentometer.com

INCOME & EXPENSES

Income Summary

	Current Rents	Market Rents
Gross Scheduled Income	\$73,998	\$115,920
Other Income	\$0	\$0
<i>Vacancy Reserve</i>	<i>\$0</i>	<i>\$3,478</i>
Effective Gross Income	\$73,998	\$112,442

Operating Expenses

		Current Rents	Market Rents
Real Estate Taxes	1.2779%	\$13,418	\$13,418
Special Assessment Tax	Tax Bill	\$4,090	\$4,090
Insurance	Owner Financials	\$4,521	\$4,521
Utilities - PG&E	Owner Financials (Adjusted)	\$0	\$0
Utilities - Garbage	Owner Financials (Adjusted)	\$5,436	\$5,436
Utilities - Water	Owner Financials (Adjusted)	\$3,600	\$3,600
Repairs & Maintenance	Est @ \$500 per unit	\$2,000	\$2,000
<i>Total Operating Expenses</i>	<i>45%</i>	\$33,065	\$33,065
Net Operating Income		\$40,933	\$79,377

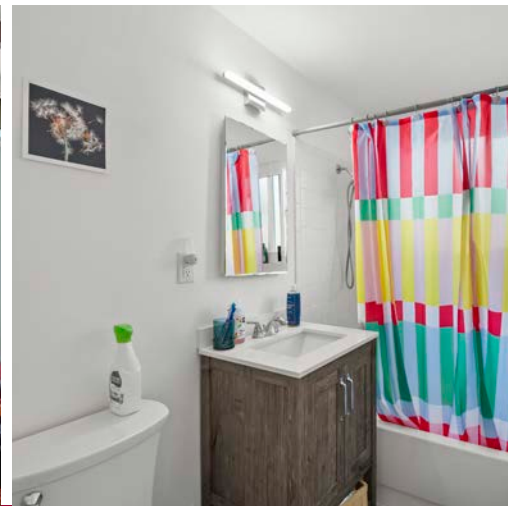
INTERIOR PHOTOS



UNIT 1

UNIT 2

INTERIOR PHOTOS



UNIT 3

UNIT 4

PROPERTY PHOTOS



LOCAL DEMOGRAPHICS



2
MILES

153,816	Population
\$161,408	Avg. Household Income
75,644	Households
5,422	Businesses
89,936	Employees

5
MILES

521,983	Population
\$149,661	Avg. Household Income
221,615	Households
15,712	Businesses
236,420	Employees

10
MILES

1,140,162	Population
\$152,936	Avg. Household Income
485,539	Households
42,629	Businesses
892,051	Employees

OFFERING MEMORANDUM DISCLAIMER

Lee & Associates. ("L&A") has been retained on an exclusive basis by the Owners 84 Monte Vista Ave, Oakland , CA with respect to the offering of the 100% fee simple interest in the above reference property (the "Property"). The Owner has indicated that all inquiries and communications with respect to the contemplated sale of such Properties be directed to L&A. All fees due L&A in connection with the sale of the Property shall be paid by the Owner. Neither L&A nor Owner shall be responsible for paying any fees to agents representing Potential Purchasers unless agreed to in writing in advance.

L&A has available for review certain information concerning the Properties which includes a complete Offering Memorandum brochure and other materials (collectively "Informational Materials"). L&A will not disclose such Informational Materials to Potential Purchaser unless and until the Purchaser has executed this agreement. Upon L&A's receipt of this executed agreement, L&A is prepared to provide the Informational Materials for the Potential Purchaser's consideration in connection with the possible purchase of the Property subject to the following conditions:

1. All Informational Materials pertaining to the Property which may be furnished to the Potential Purchaser by L&A shall continue to be the property of the Owner. The Informational Materials will be used solely for the purpose of the Potential Purchaser and may not be copied or duplicated without L&A's written consent and must be returned to L&A immediately upon L&A's request or when the Potential Purchaser terminates negotiations with respect to the Property.
2. The Informational Materials may be disclosed to the Potential Purchaser's partners, employees, legal counsel and institutional lenders ("Related Parties"), for the purpose of evaluating the potential purchase of the Properties.
3. The Potential Purchaser understands and acknowledges that L&A and the Owner do not make any representations or warranty as to the accuracy or completeness of the Informational Materials and that the information used in the preparation of the Informational Materials was furnished to L&A by others and has not been independently verified by L&A and is not guaranteed as to completeness or accuracy.
4. The Potential Purchaser hereby indemnifies and holds harmless L&A and the Owner and their respective affiliates and successors and assigns against and from any loss, liability or expense, including attorney's fees, arising out of any breach of any of the terms of this agreement.
5. The Potential Purchaser acknowledges that the properties have been offered for sale subject to withdrawal from the market, change in offering price, prior sale or rejection of any offer because of the terms thereof, lack of satisfactory credit references of any prospective purchaser, or for any other reason whatsoever, without notice. The Potential Purchaser acknowledges that the property is being offered without regard to race, creed, sex, religion, or national origin. This agreement terminates one (1) year from the date hereof except as to written claims by Owner against Potential Purchaser prior thereto.

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