



HIP

Hyland Investment Properties

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3801 LINCOLN AVENUE
OAKLAND, CA 94602

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3801 LINCOLN AVENUE

APARTMENTS

Oakland, CA 94602

An aerial photograph of the Oakland city skyline is the background for the middle section. The word "OAKLAND" is superimposed in large, white, serif capital letters across the center of the image. The skyline includes various high-rise buildings, a river, and hills in the background under a clear blue sky.

OAKLAND

Hyland Investment Properties is pleased to extend to you an exclusive opportunity to purchase 3801 Lincoln Avenue, a 6-unit Apartment community in Oakland, California



3801 LINCOLN AVENUE

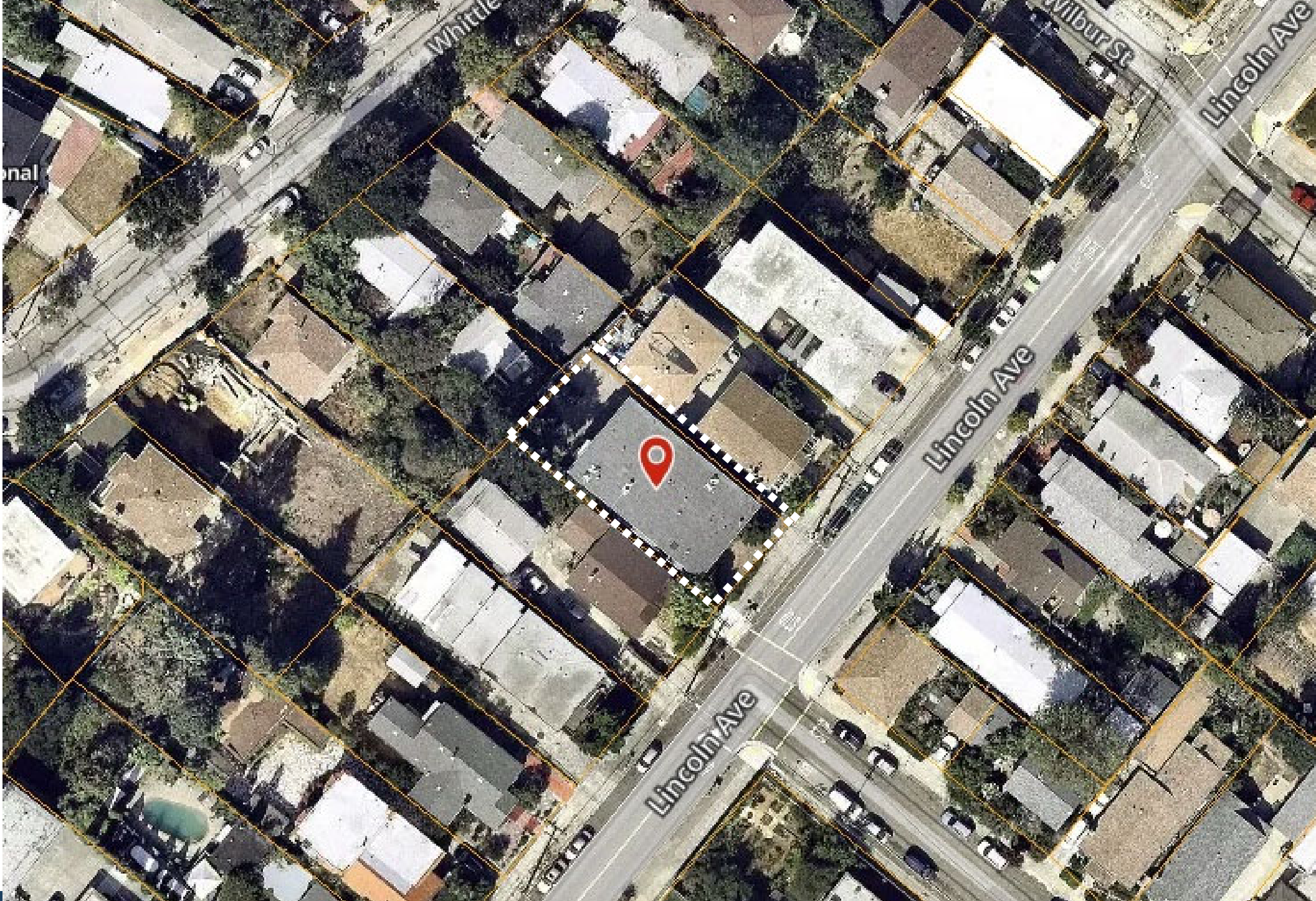
APARTMENTS

Oakland, CA 94602

Building & Investment Summary

- ◆ Very well located 6-unit apartment complex near iconic Mormon temple
- ◆ Desirable unit mix includes (2) 1 bedroom/1bath units, (3) 2-bedroom/1bath units, (1) 3-bedroom/2 bath unit
- ◆ Significant upside in rents with interior renovations
- ◆ Potential for 2 large ADU (Accessory Dwelling Units) in the extra large 2 tuck-under parking spaces under the rear of the building
- ◆ Approximately 800 square foot average 2 bedroom/1 bath apartments
- ◆ Very large, approximately 1100 sq ft, 3 bedroom/2 bath Owner's Unit
- ◆ Individually metered for gas and electricity
- ◆ One to one off street parking
- ◆ Building historically exhibits high occupancy and low turnover rates
- ◆ Convenient to 580 freeway, 2.4 Miles to Fruitvale BART Station and downtown Oakland
- ◆ Nearby shopping (including Safeway), entertainment (Dimond Park - trailheads, play-ground and public pool), Oakland Museum, Jack London Square, Children's Fairyland, and the Uptown District all less than 5 miles away.
- ◆ Easy commute to East Bay cities, and 25 minute drive to San Francisco





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APARTMENTS

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3801 LINCOLN AVENUE

APARTMENTS

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Building & Investment Summary

INVESTMENT SUMMARY			
PRICE:	\$	1,395,000.00	\$1,395,000
CAP RATE:		4.69%	6.97%
GRM:		12.25 x	9.12 x
PRICE PER UNIT:	\$	232,500	\$ 232,500
PRICE PER SQUARE FOOT:	\$	283.54	\$ 283.54

Address 3801 Lincoln Avenue,
Oakland, CA 94602

Units 6 Total

Mix (2) 1BA / 1BA
(3) 2 BD / 1BA
(1) 3BD / 2BA

Unit SF (2) 1BA / 1BA: 600 sq. ft.
(3) 2 BD / 1BA: 820 sq. ft.
(1) 3BD / 2BA: 1,150 sq. ft.

APN 029A-1305-008

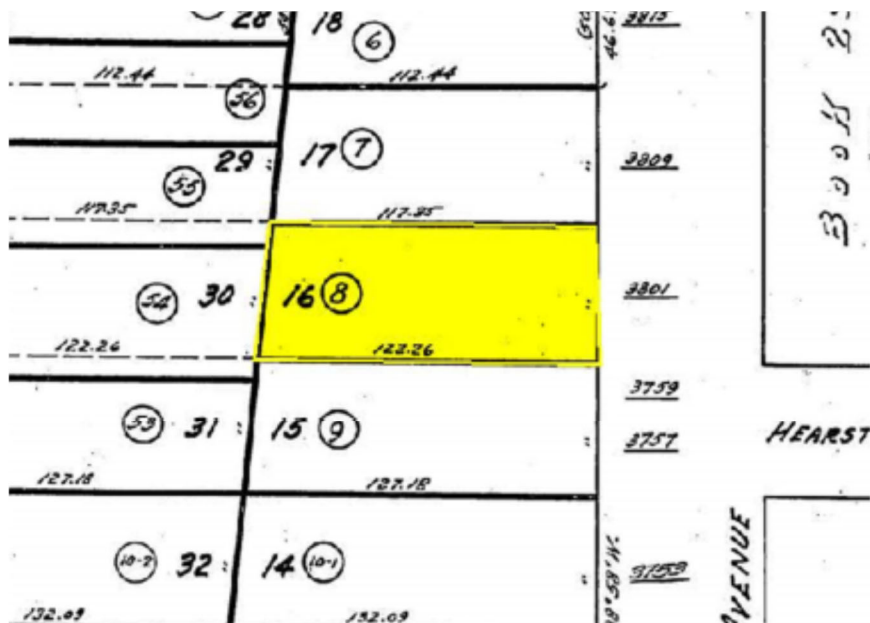
Approx. Square Footage 4,805

Approx. Lot Size 6000 sq. ft.

Year Built 1962

Parking 2 Covered Spaces
4 Uncovered Spaces

of Buildings 1





3801 LINCOLN AVE AVENUE

APARTMENTS

Oakland, CA 94602

Income & Expense Pro-forma

EST EXPENSES BREAKDOWN	CURRENT	PROJECTED
PROPERTY TAXES (1.3771%)	\$ 12,811	\$ 18,126
Special Assessments	\$ 4,674	\$ 4,674
REPAIRS & MAINTENANCE	\$ 6,000	\$ 6,000
INSURANCE	\$ 2,947	\$ 2,947
PG&E	\$ 14,818	\$ 14,818
MISC	\$ 1,500	\$ 1,500
TOTAL EXPENSES	\$ 42,751	\$ 48,065
EXPENSES PER UNIT	\$ 7,125	\$ 8,011
EXPENSE % GSI	38%	31.42%

PRO-FORMA	CURRENT	PROJECTED
GROSS SCHEDULED INCOME	\$ 113,880	\$ 153,000
VACANCY (5%)	\$ (5,694)	\$ (7,650)
ADJUSTED GROSS INCOME	\$ 108,186	\$ 145,350
EXPENSES	\$ (42,751)	\$ (48,065)
NET OPERATING INCOME	\$ 65,435	\$ 97,285
DEBT SERVICE	\$ (48,845)	\$ (48,845)
CASH FLOW	\$ 16,590	\$ 48,440
CASH-ON-CASH RETURN	2.38%	6.94%
Loan Assumption:		
Buyer to obtain a new 1st loan of \$1,395,000 at 5.75% amortized over 30 years with monthly payments of \$4,070.42 or \$48,845.05		



3801 LINCOLN AVENUE

APARTMENTS

Oakland, CA 94602

Rent Roll

UNIT	TYPE	APPROX SQ FT	CURRENT RENTS	ACTUAL RENT PER SQ FT	* MARKET RENT	PRO-FORMA PER SQ FT	
3801 Lincoln Ave #1	1x1	600	\$ 995.00	1.66	\$ 1,850.00	3.08	
3801 Lincoln Ave #2	1x1	600	\$ 1,075.00	1.79	\$ 1,850.00	3.08	
3801 Lincoln Ave #3	3x2	1,150	\$ 1,595.00	1.39	\$ 2,750.00	2.39	**Vacant, Montly rent shown is last received.
3801 Lincoln Ave #4	2x1	820	\$ 1,475.00	1.80	\$ 2,100.00	2.56	
3801 Lincoln Ave #5	2x1	820	\$ 1,495.00	1.82	\$ 2,100.00	2.56	
3801 Lincoln Ave #6	2x1	820	\$ 1,950.00	2.38	\$ 2,100.00	2.56	**Expected Vacancy March 2023
6 Units			\$ 8,585.00		\$ 12,750.00		
Annual		4810	\$ 103,020.00		\$ 153,000.00		
* Projected Market Rent assumes interior upgrades							
** Vacant studios can be left vacant for Buyer to upgrade if desired.							
Needs retrofit for parking garage spaces in rear of building estimated at approximately \$100,000							



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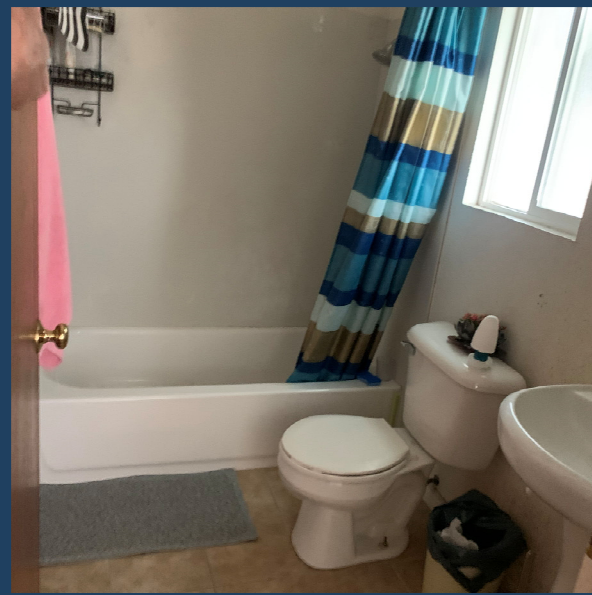
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3801 LINCOLN AVENUE

APARTMENTS

Oakland, CA 94602

Units & Interior







3801 LINCOLN AVENUE

APARTMENTS

Oakland, CA 94602

Comparable Sales Summary



2936 SCHYLER STREET

Address 2936 Schyler Street
Oakland, CA 94602

Sale Price \$2,510,000

Close of Escrow September 8, 2021

Units 16

Unit Mix (6) Studio
(10) 1-BD

Year Built 1928

Parking 18

Cap Rate 4.8%

Price per Sq Ft \$200.11

Price per Unit \$156,875



34 YOSEMITE AVENUE

Address 34 Yosemite Avenue
Oakland, CA 94611

Sale Price \$2,025,000

Close of Escrow October 21, 2022

Units 8

Unit Mix (8) 1-BD/1-BA

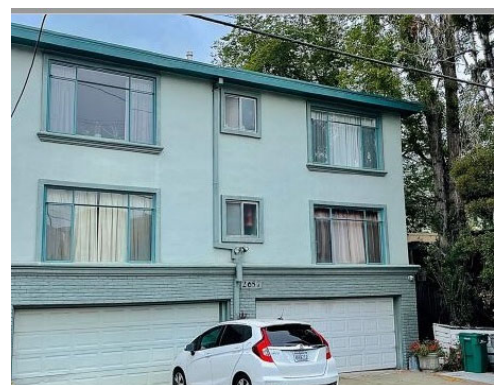
Year Built 1958

Parking 7 Surface

Cap Rate 5.08%

Price per Sq Ft \$471.59

Price per Unit \$278,125



2657 IVY DRIVE

Address 2657 Ivy Drive
Oakland, CA 94606

Sale Price \$1,100,000

Close of Escrow October 11, 2022

Units 5

Unit Mix (5) 1-BD/1-BA

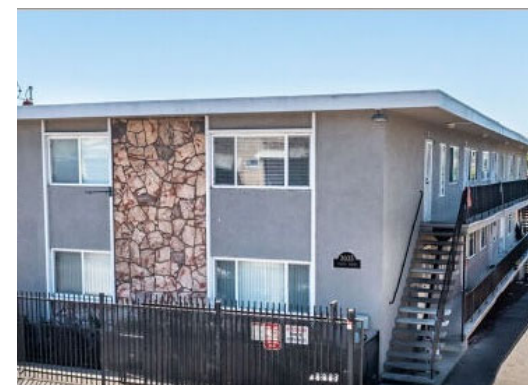
Year Built 1953

Parking 4 Garage

Cap Rate 4.81%

Price per Sq Ft \$271.60

Price per Unit \$220,000



3035 SCHOOL STREET

Address 3035 School Street
Oakland, CA 94602

Sale Price \$2,100,000

Close of Escrow May 3, 2021

Units 9

Unit Mix (8) 2BD/1-BA
(1) 3-BD/2-BA

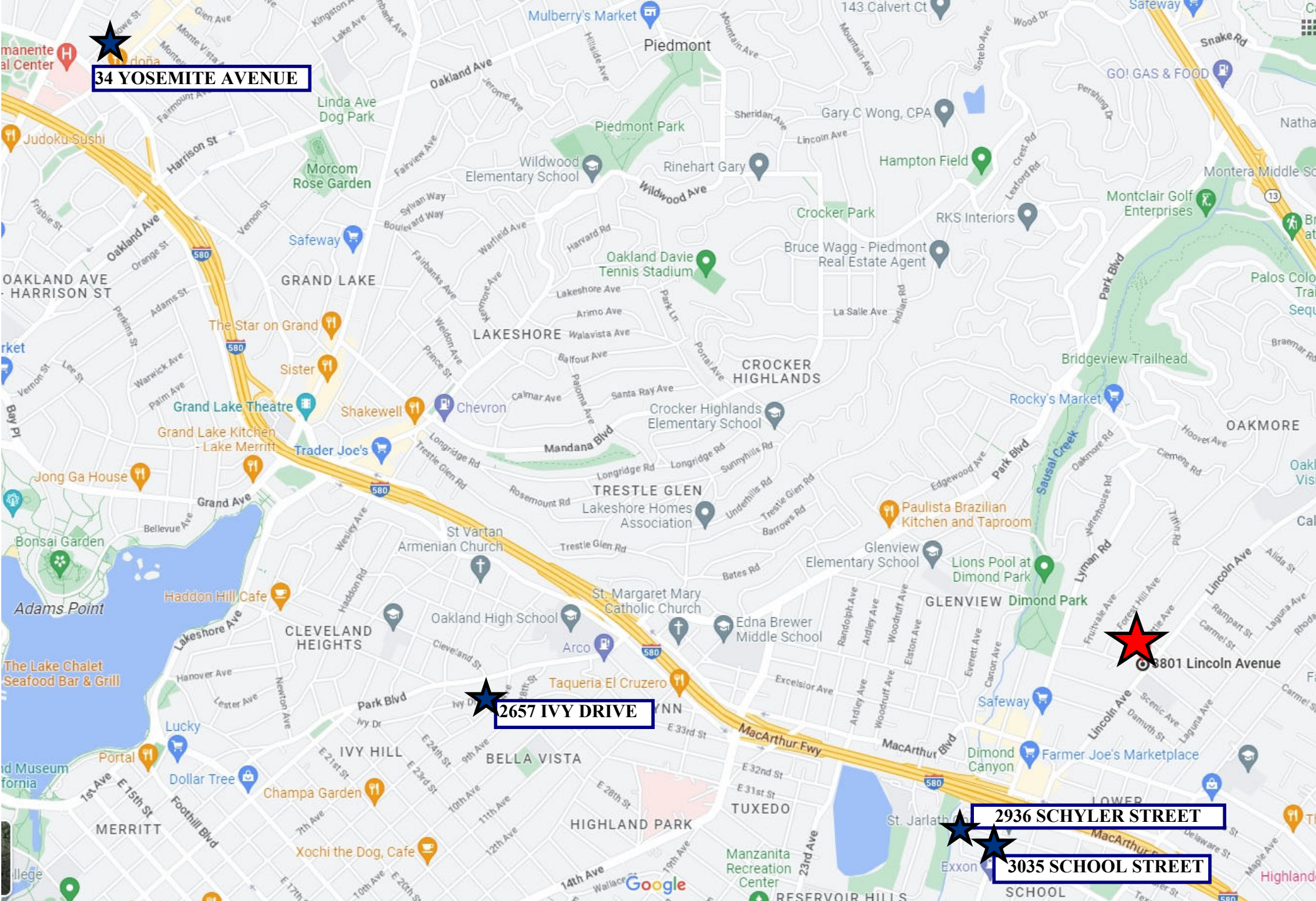
Year Built 1963

Parking 9

Cap Rate 4%

Price per Sq Ft \$289.02

Price per Unit \$233,333



3801 LINCOLN AVENUE

Comparable Sales Map



3801 LINCOLN AVENUE APARTMENTS Oakland, CA 94602 *Comparable Rent Summary*



3089 MAC ARTHUR BLVD.

Address 3089 MacArthur Blvd.,
Unit 2

Total Units 4

Unit 1-BD/1-BA

Sq Ft 500

Rent \$1995



3821 PARK BLVD.

Address 3821 Park Blvd., Unit 2

Total Units 4

Unit 1-BD/1-BA

Year Built 1928

Sq Ft 500

Rent \$1995



3715 LINCOLN AVENUE

Address 3715 Lincoln Avenue, Apt 1

Unit 2-BD/1-BA

Year Built 1943

Sq Ft 820

Rent \$2750
(Parking additional \$75/Mo)



3810 REDDING STREET

Address 3810 Redding St., Unit 6

Total Units 6

Unit 3-BD/1-BA

Year Built 1966

Sq Ft 1100

Rent \$2750

3801 LINCOLN AVENUE

APARTMENTS

Oakland, CA 94609

Local Amenities & Area Map

3801 Lincoln Avenue Apartments is located in The Lower Hills District of Oakland which is made up of several small neighborhoods, including Piedmont, Crocker Heights, Oakmont, and Redwood Heights. Situated just seven miles to the east of Downtown Oakland on the north side of Interstate 580, the Lower Hills District maintains a small town feel despite its location among one of the Bay Area's biggest communities. Windy, tree-lined streets house both new apartments and homes dating back to the '30s and '40s. Residents don't have to travel far for everyday needs as there is a plethora of shopping and dining options scattered around this sprawling community. You'll find most of the amenities close to the MacArthur Freeway (Interstate 580) or near Park Boulevard. Access to the freeway and Bay Area Rapid Transit make getting around the rest of the Bay Area a breeze.

