



**521 Prince Street**  
Oakland, CA 94610

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The enclosed Marketing Brochure and Property Offering and information contained, is a pro-forma offering and cannot be relied upon or warranted for future performance.

The information contained in this Marketing Brochure has been obtained by sources we believe to be reliable; however, Hyland Investment Properties has not verified, and will not verify, any of the information contained herein, nor has Hyland Investment Properties conducted any investigation regarding these matters, and makes no warranties or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must use their own due diligence to verify all of the information set forth herein.

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Hyland Investment Properties is pleased to extend to you an exclusive opportunity to purchase 521 Prince Street, a 6-unit apartment community in Oakland, CA.

### 521 Prince Street offers...

- ◆ **Extremely spacious** 6 apartments: (6) four room apartments used as 2 bedroom apartments (1 bedroom apartment with office or 1 bedroom apartment with dining room)
- ◆ Great location in Oakland's **highly desirable Upper Lakeshore**
- ◆ **Within minutes** to Lake Merritt and Grand Avenue theater, restaurants, shopping, BART & AC Transit and easy access to freeway.
- ◆ **Apartments are easy to rent.**
- ◆ The property has **significantly well maintained 1925 architectural interior details and charm.**
- ◆ Soft Story Retrofit is completed and property is Sewer Lateral Compliant
- ◆ Building is designed for **low maintenance costs.** It is positioned for exterior cosmetic improvement to greatly improve its appeal.

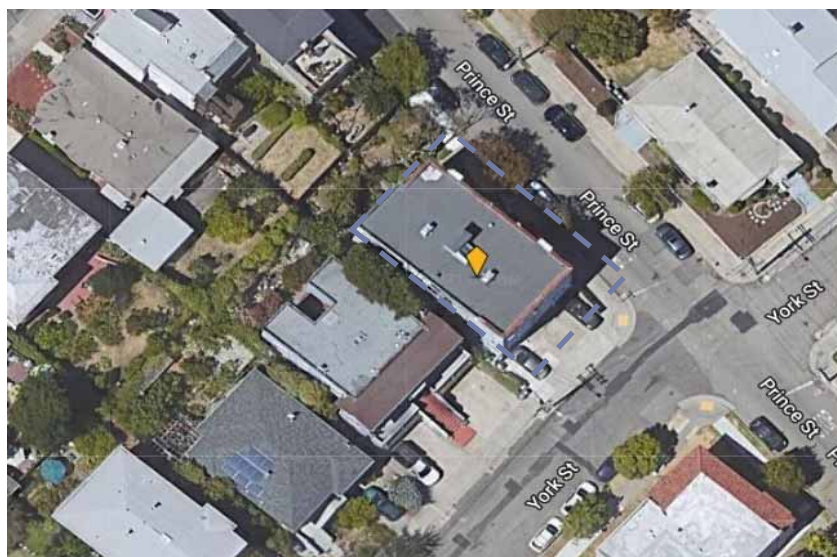


# 521 Prince Street

Oakland, CA 94610

*Building and Investment Summary*

INVESTMENT SUMMARY		
PRICE:	\$	2,275,000.00
CAP RATE:		5.52%
GRM:		11.77x
PRICE PER UNIT:	\$	379,167
PRICE PER SQUARE FOOT:	\$	350.59



Address 521 Prince Street  
Oakland, CA 94610

Units 6 Total  
(6) 1BD

APN 011-0841-002-00

Approx. Square Footage 6,489

Approx. Lot Size 4,515 sq ft

Year Built 1925

Foundation Concrete slab and  
perimeter

Roof Composite

Parking 4 Parking Garage  
Spaces

Communal Features Coin Laundry

Utilities Individually Metered for  
Gas and Electric

EST EXPENSES BREAKDOWN	CURRENT
PROPERTY TAXES (*1.3741%)	\$ 31,261
SPECIAL ASSESSMENTS	\$ 3,586
INSURANCE	\$ 4,975
GAS/ELECTRIC	\$ 1,642
WASTE MANAGEMENT	\$ 4,783
WATER/SEWER	\$ 2,552
REPAIRS & MAINTENANCE (\$1000/unit)	\$ 6,000
CITY OF OAKLAND RRAB (Rent Board Fee)	\$ 630
CITY OF OAKLAND LICENSE (\$13.95 per \$1k of Gross revenue)	\$ 2,561
<b>TOTAL EXPENSES</b>	<b>\$ 57,990</b>
<b>EXPENSES PER UNIT</b>	<b>\$ 9,665</b>
<b>EXPENSE % GSI</b>	<b>30.01%</b>

PRO-FORMA	CURRENT
GROSS SCHEDULED INCOME	\$ 193,268
VACANCY (5%)	\$ (9,663)
OTHER INCOME (Laundry)	\$ -
OTHER INCOME (Parking)	\$ -
ADJUSTED GROSS INCOME	\$ 183,605
EXPENSES	\$ (57,990)
NET OPERATING INCOME	\$ 125,614







# 521 Prince Street

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*Rent Roll*

UNIT	TYPE	CURRENT RENTS	APPROX. SQ. FT.	PARKING	STATUS
1	* 1+ Bed / 1 Bath	\$ 3,000.00	925		Vacant
2	* 1+ Bed / 1 Bath	\$ 3,000.00	925		Vacant
3	* 1+ Bed / 1 Bath	\$ 2,687.76	950	1 Garage Space	Rented
4	* 1+ Bed / 1 Bath	\$ 3,052.69	950	1 Garage Space	Rented
5	* 1+ Bed / 1 Bath	\$ 1,107.53	950	1 Garage Space	Rented
6	* 1+ Bed / 1 Bath	\$ 3,257.69	950	1 Garage Space	Vacant on 8/15/22
6 Units		\$ 16,105.67			
Annual		\$ 193,268.04			









# 521 Prince Street

Oakland, CA 94610

*Comparable Rent Summary*



## 485 WICKSON AVE

Address 485 Wickson Ave  
Oakland, CA 94610

Unit 1 Bed/1 Bath

Sq. Ft. 850

Rent \$2,400



## 859 WARFIELD AVE

Address 859 Warfield Ave  
Oakland, CA 94610

Unit 1 Bed/1 Bath

Sq. Ft. 800

Rent \$2,250



## 534 FAIRBANKS AVE

Address 534 Fairbanks Ave  
Oakland, CA 94610

Unit 2 Bed/1 Bath

Sq. Ft. 1250

Rent \$3,650



## 3342 GRAND AVE

Address 3342 Grand Ave  
Oakland, CA 94610

Unit 1 Bed/1 Bath

Sq. Ft. 788

Rent \$2,500

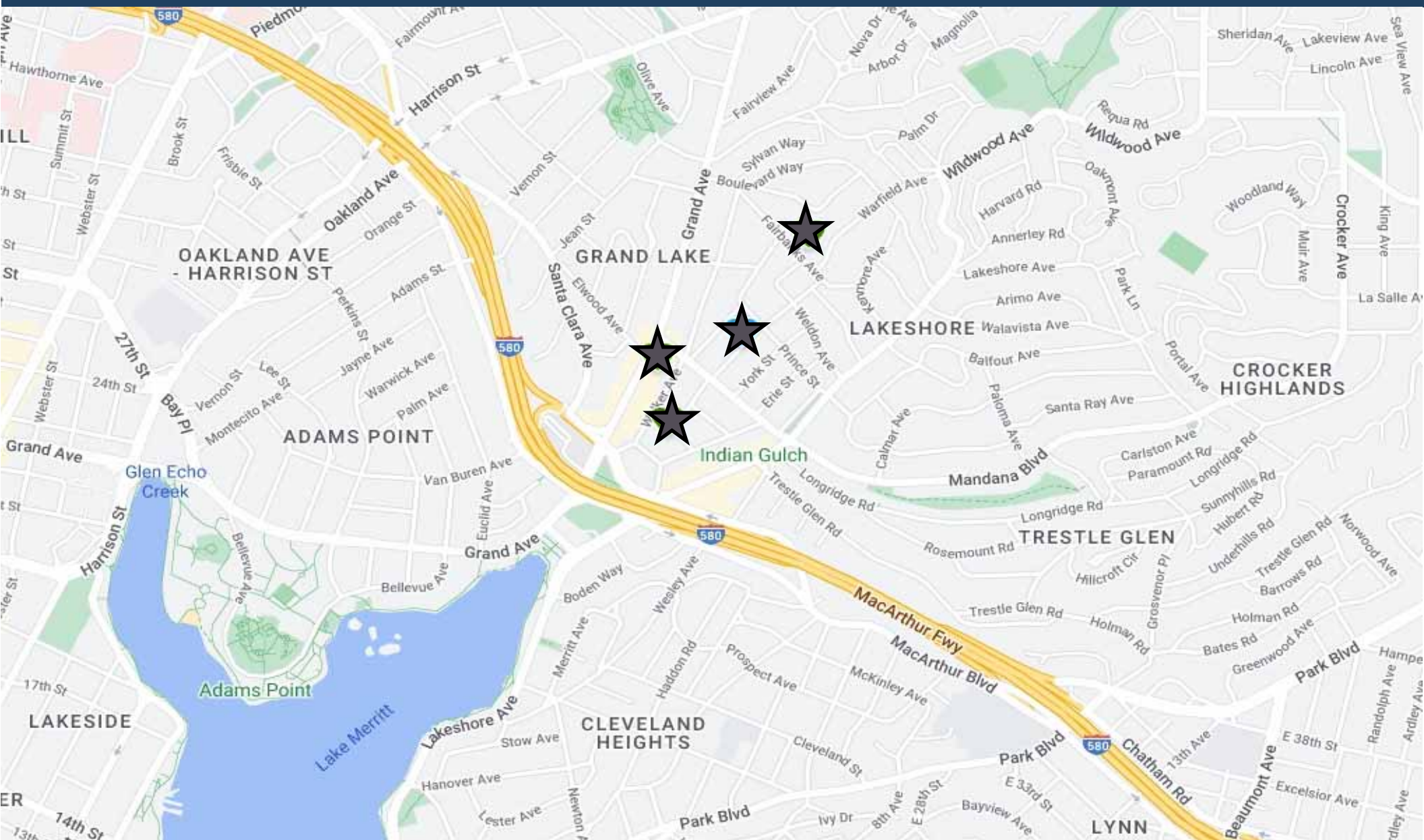




# 521 Prince Street

Oakland, CA 94610

Comparable Rent Summary (Map)



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## 841 ERIE STREET

Address 841 Erie Street  
Oakland, CA 94610

Sale Price \$2,725,000

Close of Escrow October 13, 2021

Units 6

Unit Mix (6) 1 Bed/1 Bath

Year Built 1924

Parking 5 Spaces

Cap Rate 5.00%

Price per Sq Ft \$454.62

Price per Unit \$454,167



## 1000 E 33RD STREET

Address 1000 E 33rd Street  
Oakland, CA 94610

Sale Price \$1,985,000

Close of Escrow December 29, 2021

Units 6

Unit Mix (6) 2 Bed/1 Bath

Year Built 1927

Parking 1.67/Unit

Cap Rate 5.41%

Price per Sq Ft \$463.10

Price per Unit \$330,833



## 650 VERNON STREET

Address 650 Vernon Street  
Oakland, CA 94610

Sale Price \$2,800,000

Close of Escrow October 20, 2021

Units 10

Unit Mix (10) 1 Bed/1 Bath

Year Built 1974

Parking 10 Covered Spaces

Cap Rate 5.63%

Price per Sq Ft \$401.26

Price per Unit \$280,000





# 521 Prince Street

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## Comparable Sales Summary



### 690 MONTCLAIR AVE

Address 690 Montclair Ave  
Oakland, CA 94610

Sale Price \$2,420,000

Close of Escrow March 16, 2022

Units 9

Unit Mix (9) Studios

Year Built 1926

Parking 4 Spaces

Cap Rate Not available

Price per Sq Ft \$299.13

Price per Unit \$268,889



### 449 MERRITT AVE

Address 449 Merritt Ave  
Oakland, CA 94610

Sale Price \$2,720,000

Close of Escrow March 25, 2022

Units 4

Unit Mix (3) 2 Bed/2 Bath  
(1) 3 Bed/2 Bath

Year Built 1959

Parking 2 Covered Spaces

Cap Rate 3.83%

Price per Sq Ft \$294.05

Price per Unit \$680,000



### 520 MERRITT AVE

Address 520 Merritt Ave  
Oakland, CA 94610

Sale Price \$2,600,000

Close of Escrow September 30, 2021

Units 5

Unit Mix (1) Studio  
(4) 1 Bed/1 Bath

Year Built 1951

Parking 5 Spaces (1) Surface (4) Covered

Cap Rate 4.16%

Price per Sq Ft \$708.06

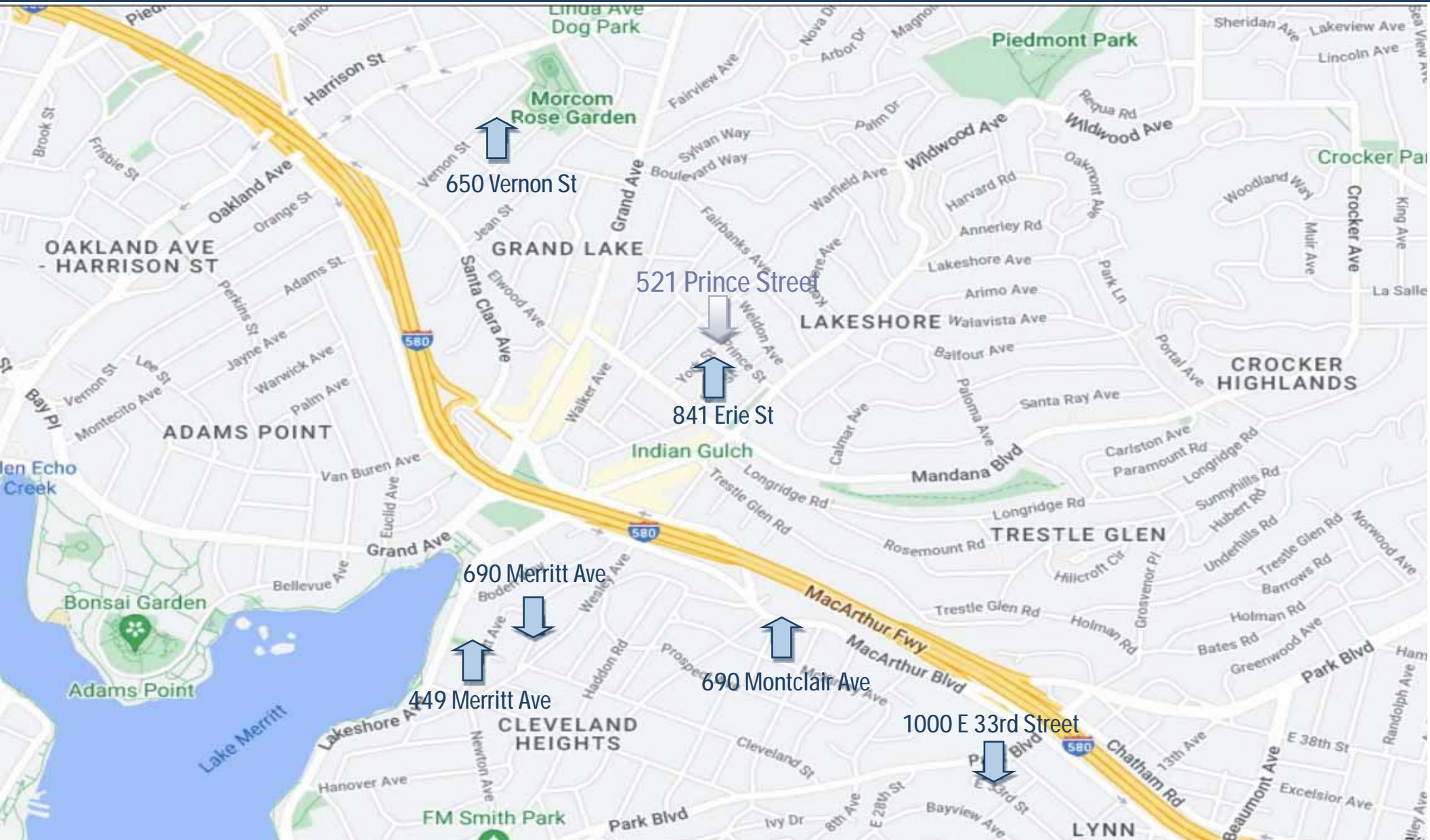
Price per Unit \$520,000



# 521 Prince Street

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*Comparable Sales Summary (Map)*



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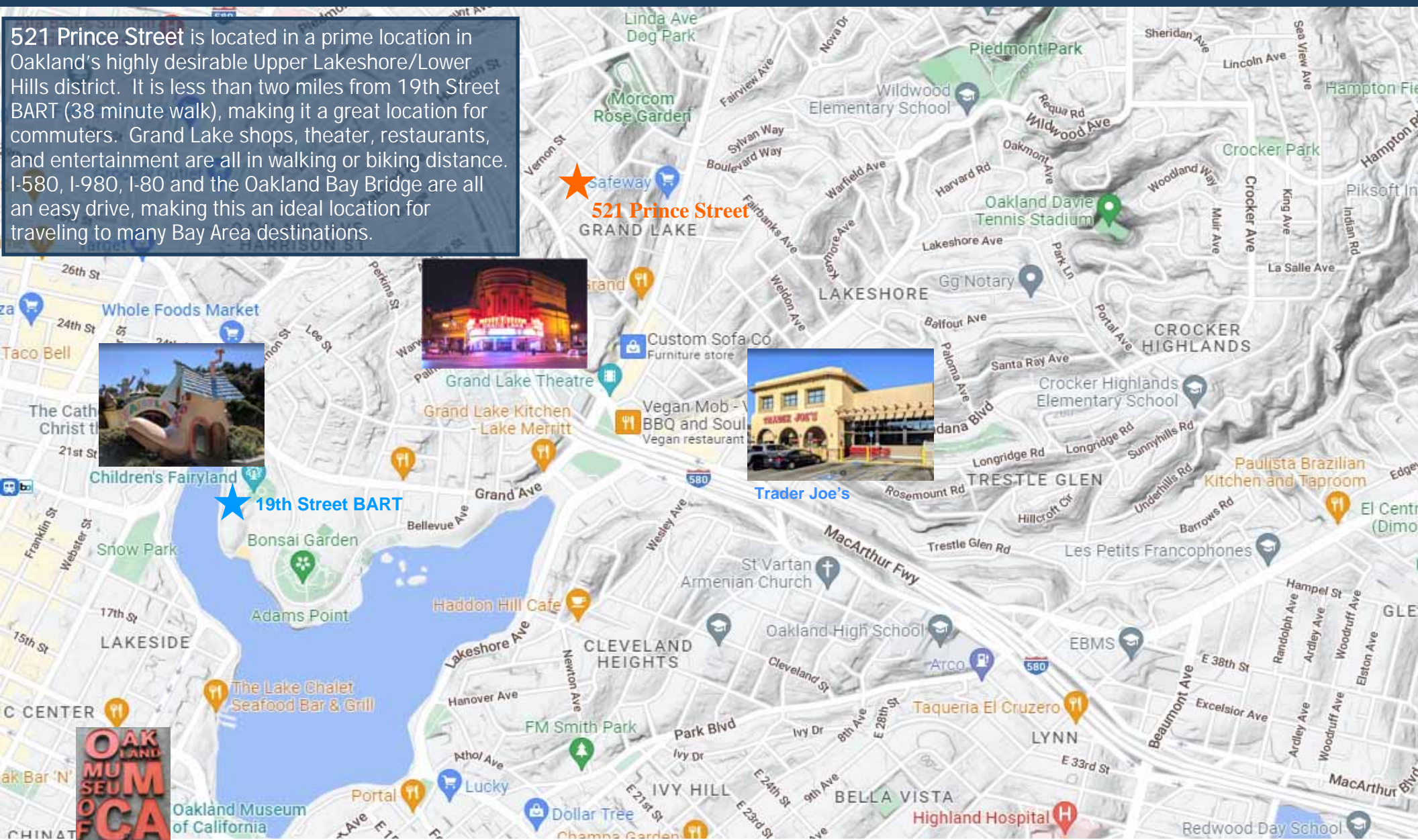


# 521 Prince Street

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Local Amenities and Area Map

521 Prince Street is located in a prime location in Oakland's highly desirable Upper Lakeshore/Lower Hills district. It is less than two miles from 19th Street BART (38 minute walk), making it a great location for commuters. Grand Lake shops, theater, restaurants, and entertainment are all in walking or biking distance. I-580, I-980, I-80 and the Oakland Bay Bridge are all an easy drive, making this an ideal location for traveling to many Bay Area destinations.

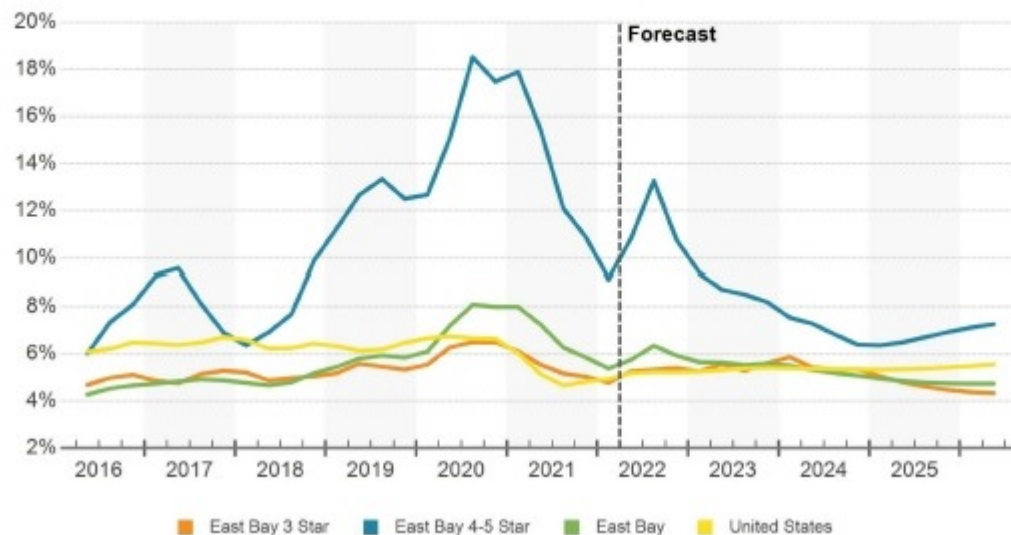


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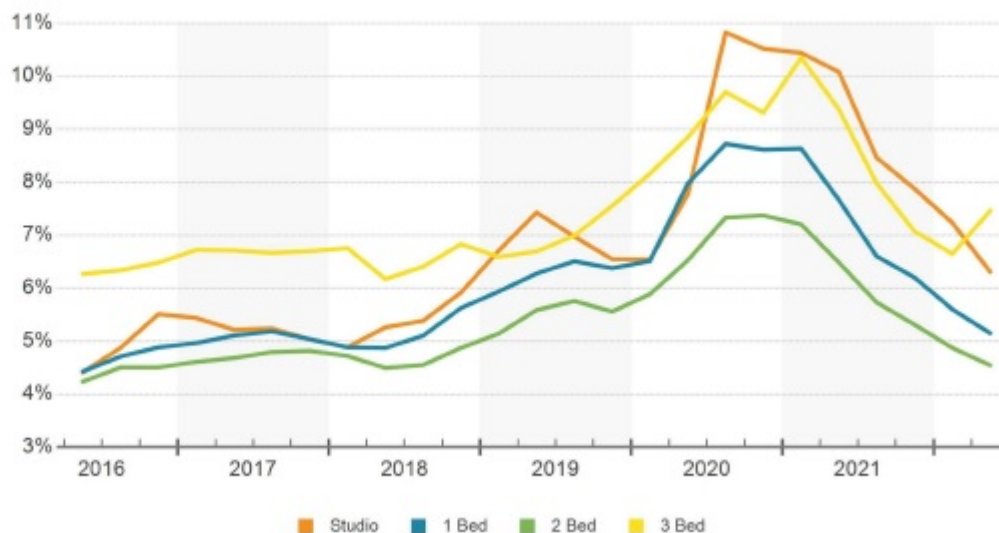
## Vacancy

### East Bay Multi-Family

#### VACANCY RATE



#### VACANCY BY BEDROOM





## Sales

### East Bay Multi-Family

#### SALES VOLUME & MARKET SALE PRICE PER UNIT

