

# KILPATRICK & COMPANY

Investment Real Estate Brokerage

418 Jefferson St  
Oakland

\$359,000



*Exclusively Listed by:*

418 Jefferson St  
Oakland

**\$359,000**

- \* Classic Victorian
- \* Currently used as Office Space
- \* SRO Potential
- \* Office Space with Rooming House Potential
- \* Old Oakland's Shops and Restaurants
- \* Across from Catholic Charities EB

**James Kilpatrick**

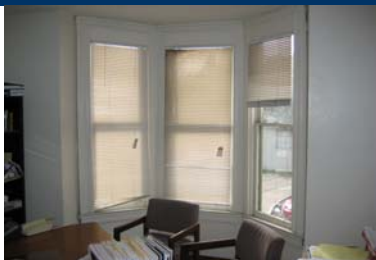
Kilpatrick & Company  
3645 Grand Ave., Suite 303

Oakland, CA 94610

Office: (510) 844-3647

Fax: (510) 588-5599

James@kilpatrickandcompany.com



Kilpatrick & Company

www.KilpatrickandCompany.com

The information contained in the following Investment Summary is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Kilpatrick & Company Investment Real Estate Brokerage and should not be made available to any other person or entity without the written consent of Broker. This Investment Summary 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. Broker 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 improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue occupancy of the subject property. The information contained in the Marketing Brochure has been obtained from sources we believe to be reliable; however, Broker has not verified, and will not verify, any of the information contained herein, nor has Broker conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential purchasers must take appropriate measures to verify all of the information set forth herein.

**Please Contact:  
James Kilpatrick  
(510) 844-3647**

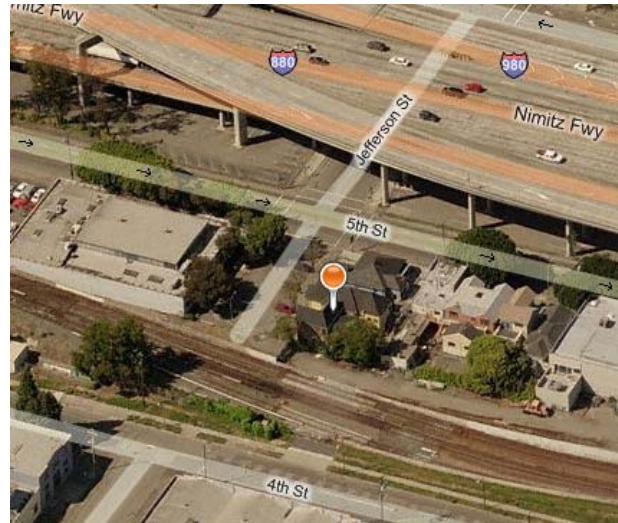
## SUBJECT PROPERTY DESCRIPTION

418 Jefferson St  
Oakland, CA

### Property Summary

### Area Map Zoom Out

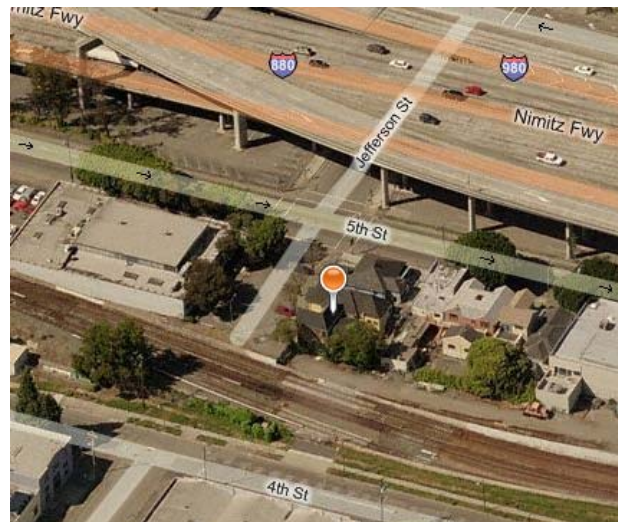
- \$300,000 first loan may be assumable
- 85% SBA financing may be available



### Location Description

### Area Map Zoom In

- Classic Victorian
- Currently used as office space
- SRO potential
- Office space with rooming house potential
- Old Oakland's shops and restaurants
- Across from catholic charities EB



## SUBJECT PROPERTY DESCRIPTION

418 Jefferson St  
Oakland, CA

### City Demographics

#### Oakland Demographics (from various web sites):

- Med. household income: \$73,688
- Average Household Size: 2.22
- Total Population 3 mi.: 271,805
- Growth 2008 – 2013: 2.66%
- Population Density: 9,665/sq.mile
- Housing Unit Density: 4260/sq.mile
- Median Age: 36.3 years



### Property Highlights

This charming office space is conveniently located next to the 880 and 980 freeways allowing easy access to the Bay Bridge and greater Bay Area regions. Close proximity to downtown Oakland, BART stations and multiple bus lines make this an ideal office space location.

### Satellite Zoom In

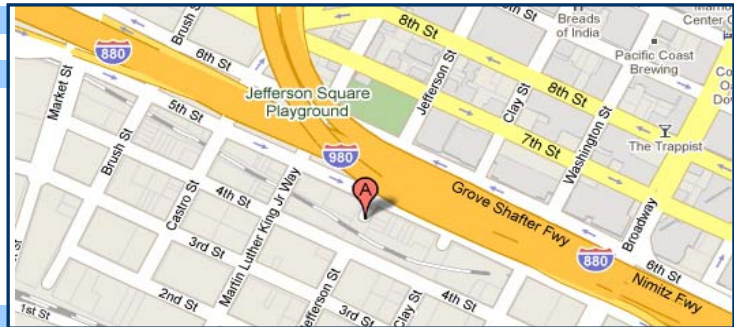


## Financial Analysis

Property Address: **418 Jefferson St.**

**Oakland**

Price: **\$359,000**  
 Down Payment: **30%** \$107,700  
 Number of Units: **1**  
 Cost/Unit: \$359,000  
 Cost/Sq. Foot: **\$175**  
 Approx. Sq. Ft. \*unverified\*: 2,050



Approximate Age: 1931  
 Approximate Lot Size: **1,886**

### Rent Schedule

# of Units	Unit Type	Unit Sqft	Market Rent	Mkt. Rent /Sq. Ft.	Current Rent	Avg Current /Sq. Ft.
1	Office	1,886	\$2,800	\$1.48	\$2,800	\$1.48

### Annualized Expenses

New Real Estate Property Tax:	\$4,415
Special Assessments:	\$3,803
Insurance:	\$6,785
<b>Total Fixed Expenses:</b>	<b>\$15,003</b>

### Operational Expenses:

Reserves:	\$2,000
City Business Tax *	\$0
PG&E	\$1,450
Garbage	\$1,800
Water	\$640
Maintenance/Repairs	\$4,700

### Delivered Vacant

### Annualized Operating Data

	Annual	Monthly
Operating Expenses:	15.5% \$25,593	\$2,133
Loan Payments:	(\$19,299)	(\$1,608)
<b>Total Cost</b>	<b>\$44,893</b>	<b>\$3,741</b>

**Total Operating Expenses: \$10,590**

**Total Expenses: \$25,593**

### Proposed Financing

First Loan:	New	\$251,300
Interest Rate:		6.62%
Amortization:		30
<b>Monthly Payment:</b>	Int. Only	<b>\$1,608</b>
*15% SBA		

\*\$300,000 first loan may be assumable  
 \*85% SBA FINANCING MAY BE AVAILABLE

Terms, based on purchase as owner/user are quoted by  
**Piedmont Capital Funding.**  
 For more information,  
 please call (510) 740-1435.

**Rent Roll**

Rent Roll dated: 4/1/2008

# of Units	Unit Type	Unit Sqft	Market Rent	Mkt. Rent /Sq. Ft.	Current Rent	Current Rent /Sq. Ft.	Comments
1	Office	1,886	\$2,800	\$1.48	\$2,800	\$1.48	

Delivered Vacant

<b>Totals:</b>		1,886	\$2,800	\$1.48	\$2,800	\$1.48	
----------------	--	-------	---------	--------	---------	--------	--



## Expenses

**Property Address:**

**418 Jefferson St**

**Oakland**

Date: 6/1/2010

	Expense	Per unit	Per SqFt	% of total	% of gross	Notes	
New Real Estate Property Tax:	\$ 4,415	\$ 4,415	\$ 0.77	17.25%	2.67%	1.2299% Ad Valorem Tax	
Special Assessments:	\$ 3,803	\$ 3,803	\$ 0.66	14.86%	2.30%	Per tax record	
Insurance:	6,785	\$ 6,785	\$ 1.18	26.51%	4.10%	Sellers Actual	
	\$ 15,003	\$ 15,003	\$ 2.61	58.62%	9.06%		
Reserves:	\$ 2,000	\$ 2,000	\$ -	\$ -	7.81%	0.00%	
City Business Tax *	1.08%	\$ -	\$ -	\$ -	0.00%	0.00%	1.08% of yearly gross
PG&E	1,450	\$ -	\$ -	5.67%	0.00%	Seller's Estimate	
Garbage	1,800	\$ -	\$ -	7.03%	0.00%	Seller's Actual	
Water	640	\$ -	\$ -	2.50%	0.00%	Seller's Actual	
Maintenance/Repairs	\$ 4,700	\$ -	\$ -	18.36%	0.00%	Seller's Estimate	
<b>** NNN would mean no expenses. Expenses are included here for the benefit of owner user purchaser.</b>							
<b>Total Operating Expenses:</b>	\$ 10,590	\$ 10,590	\$ 1.84	41.38%	6.39%		
<b>Total Expenses:</b>	\$ 25,593	\$ 25,593	\$ 4.45	100%	15.45%		