

OPEN HOUSE SUN 5-23 VACANT VICTORIAN DUPLEX 690 25TH ST, OAKLAND

SELL YOUR CURRENT PROPERTY AND KEEP YOUR TAX BASE - SEE TAX RULES

BUY YOUR NEW RESIDENCE AND INVESTMENT PROPERTY
SIMULTANEOUSLY!



OFFERING SUMMARY

SALE PRICE:	\$950,000
NUMBER OF UNITS:	2 - Vacant at COE
CAP RATE:	4.642%
PRO FORMA NOI:	\$44,100
AVAILABLE SF:	2350
LEASE RATE:	2500/mo ea. unit
LOT SIZE:	2,000 SF
BUILDING SIZE:	2,349 SF
RENOVATED:	Recently
ZONING:	Duplex
MARKET:	East Bay, Bay Area
ONLINE TOUR	https://tour.TPGtours.com/1
PRICE / SF: STORAGE	\$404.43 Large attic, basement

PROPERTY OVERVIEW - VACANT VICTORIAN DUPLEX

690-692 25th Street is a Victoria Duplex located in the heart of West Oakland's Kelseys tract. Both units will be delivered vacant at COE. One unit is vacant, the other owner-occupied. Great way to buy your home and bring the extended family, or rent one unit to pay for the mortgage. There is open and airy window light, new stainless steel appliances, new window blinds, newly painted tri-color exterior has matching blue/wht/red cornices, refinished hardwood floors, nice white and black entry tile, high molded ceilings, backyard space, two fireplaces. Plenty of storage space in the attic and basement. Conveniently close to restaurants, shopping, Oakland Airport, and the Kaiser Hospital. Quick Freeway access to San Francisco, and a few minutes from Emeryville. It's a 10 minute drive to Uptown, BART access at 19th Street. Great walk score. Rentals in the area for similar Victorians run approximately \$2000-2500/unit - Proforma annual rent potential \$60,000 gross annually. Property was previously rented as a 3 and 4 bedroom unit, totaling 7-8 bedrooms. Both units have separate office space! Great for working at home. Online Tour: <https://tour.TPGtours.com/173983>

PROPERTY HIGHLIGHTS

- Vacant Victorian Duplex at COE. One Vacant Unit, One owner occupied
- Legal 4 bedrooms, used as 7-8 bedrooms
- Separate office space, large attic and a basement for storage, Recently updated. Victorian cornices match tri-color paint

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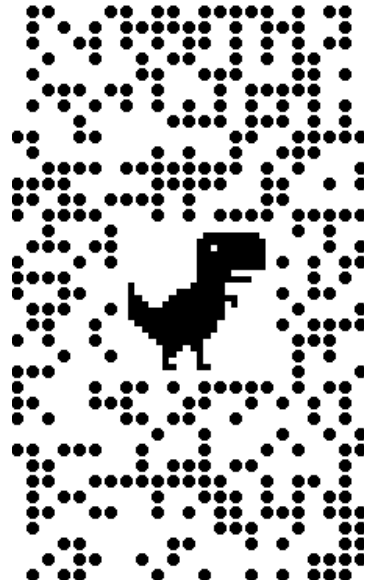
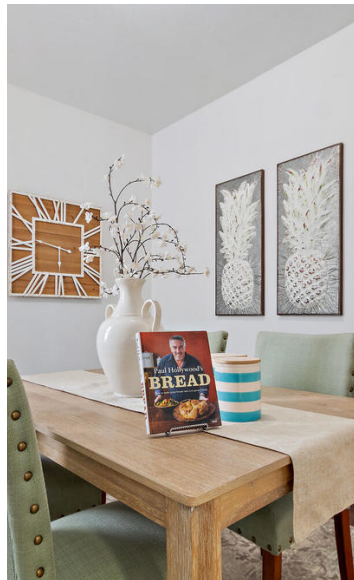
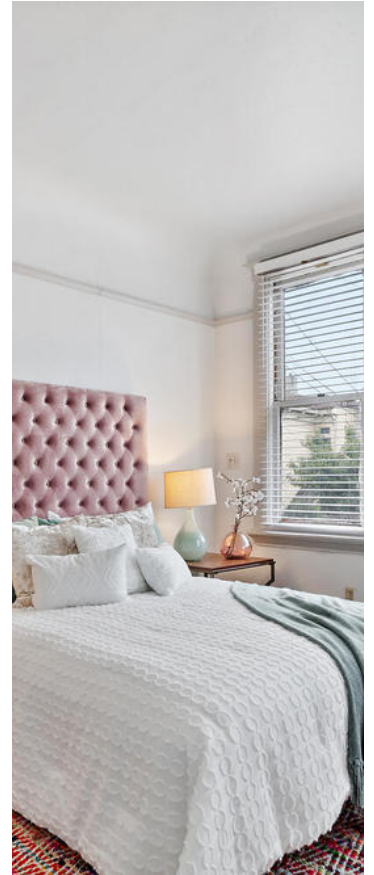
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MULTIFAMILY FOR SALE & LEASE

DUPLEX 690 25TH STREET

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