

1246 East 18th Street, Oakland

“Oakland’s best two-for-one deal”

LISTED BY

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BRE:01992820

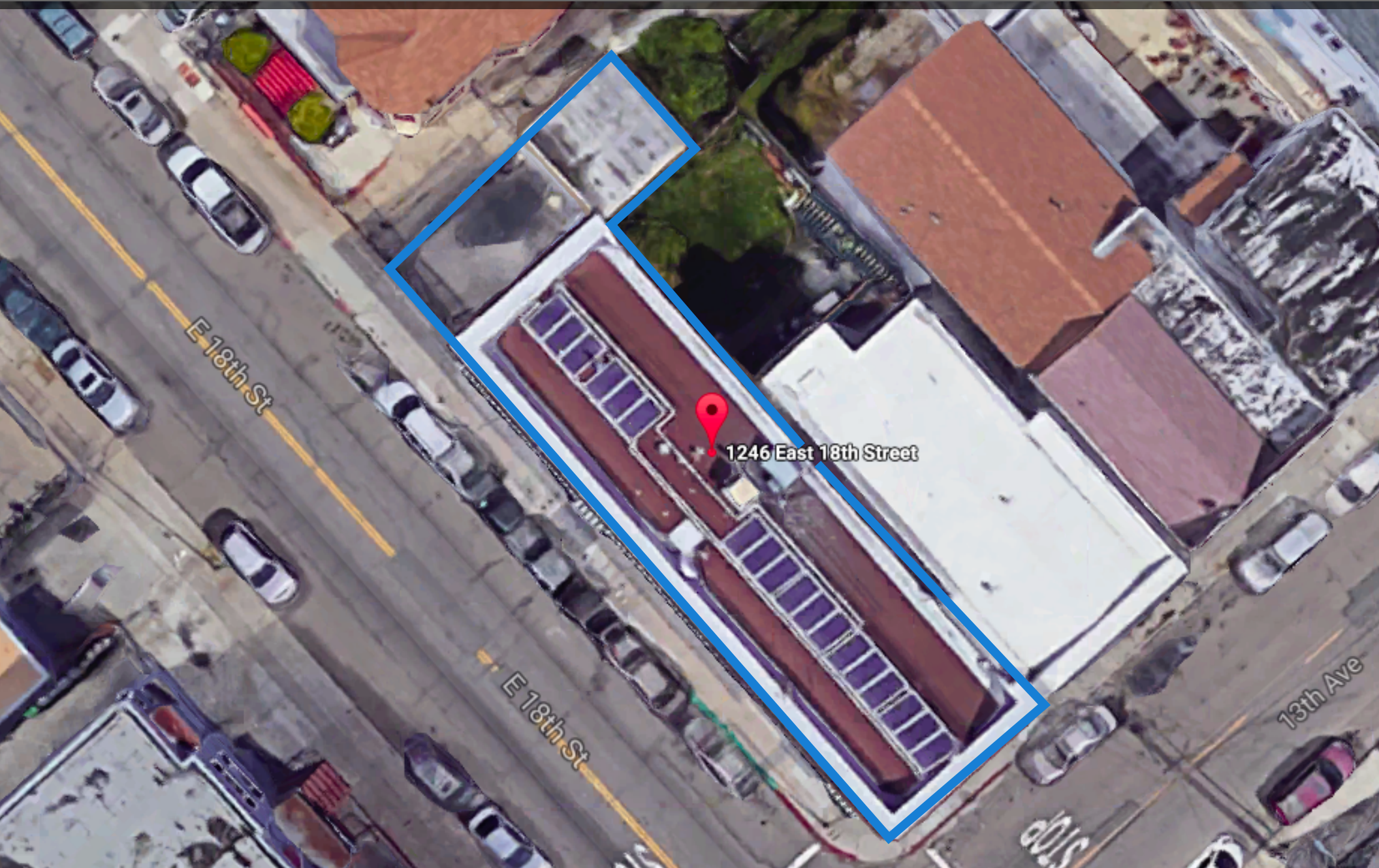
Front photo

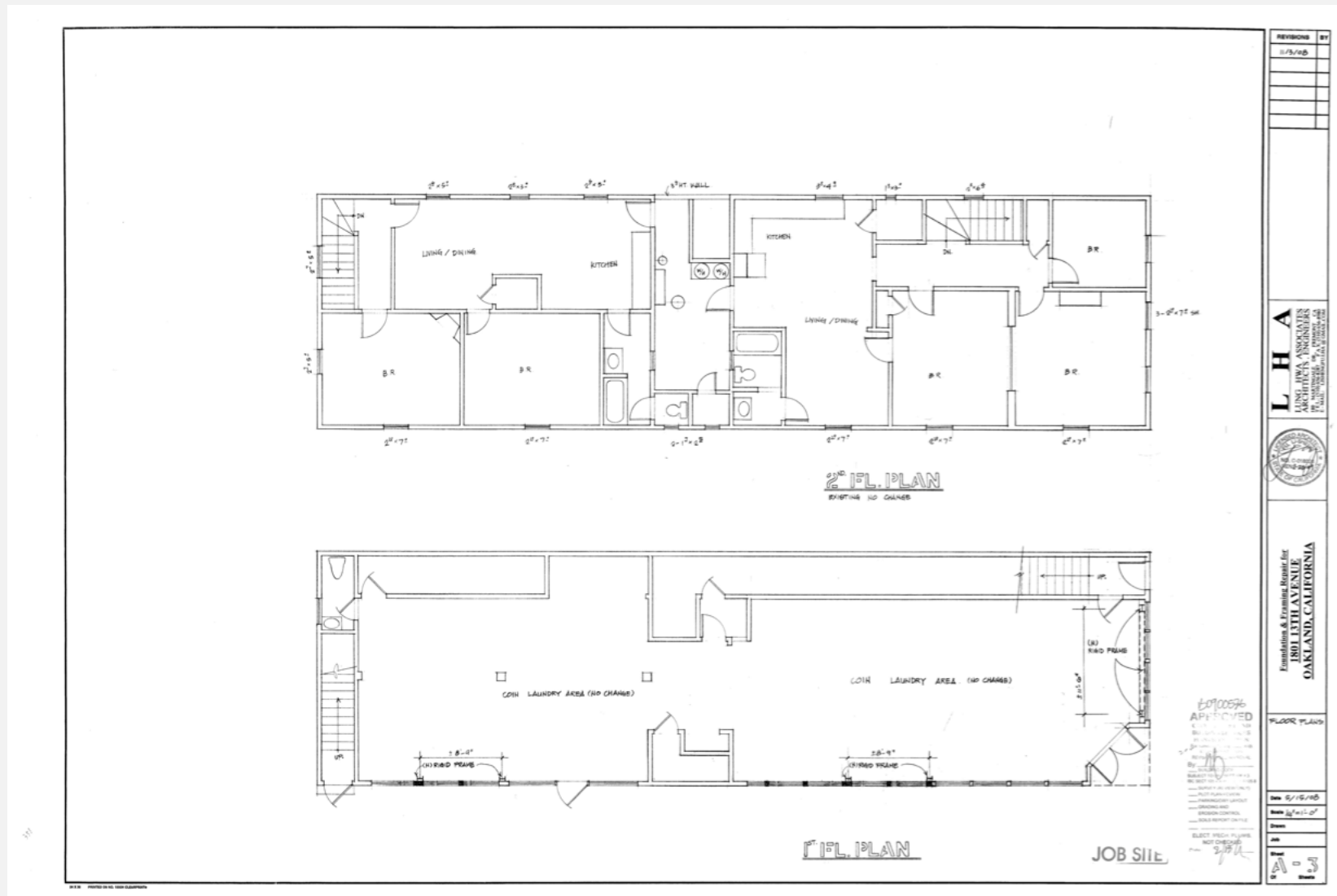
1246 EAST 18TH STREET, OAKLAND



Trust and Integrity in Real Estate. Since 1932.

Valva Realty (BRE : 976984)





Building Size +/- 4050sqft

Lot Size +/- 3205sqft

APN 021-023801500

Zoning RM 3/C + RM 2

Building Makeup
1 Commercial Laundry
2 Residential Apartments

Rent Increase Potential Yes

Lot Orientation Corner Lot

Upgrades Recent

Property Description

Rarely offered! — Proudly own one of Oakland’s most sought-after buildings. In what can only be considered the best “two-for-one” deal on the market, the purchase of 1246 East 18th Street also comes with the added bonus of the laundry business and its income.

While positioned for great appreciation potential, 1246 East 18th Street is primed to allow an investor to earn their returns without the hassle of large up-front construction.

Offered for the sale for the first time in nearly 20 years.

Inquiries welcome.

*information from this slide taken from public records. Assumed reliable but not guaranteed

1246 East 18th			
Revenue			
Laundry Sales			\$ 240,000
Rent (Wash & Fold Business)			\$ 6,000
2 bed + 1 Bath			\$ 11,520
3 Bed + 1 Bath			\$ 15,000
			\$ 272,520
Expenses			
PGE & EBMUD		\$ (87,913)	
Property Tax		\$ (25,766)	
Phone		\$ (1,200)	
Garbage		\$ (4,160)	
Parts		\$ (2,400)	
Insurance		\$ (1,800)	
Maintenance & Repairs		\$ (2,480)	
		\$ (125,720)	
Gross profit (No Labor Cost Included)			\$ 146,800
Property tax – offering price * 1.3508% tax rate + \$1249.62 Special Assessment			

Revenue figures generated from current lease rates and average laundry revenue. Expenses estimated from previous bills. Property tax estimated by using offering price as assessed building value. Current rents appear under “market rate,” please consult current rates to determine a reasonable market rate.