

260 Park View Ter

260 Park View Ter Oakland, CA 94610



FOR SALE

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BellStreet

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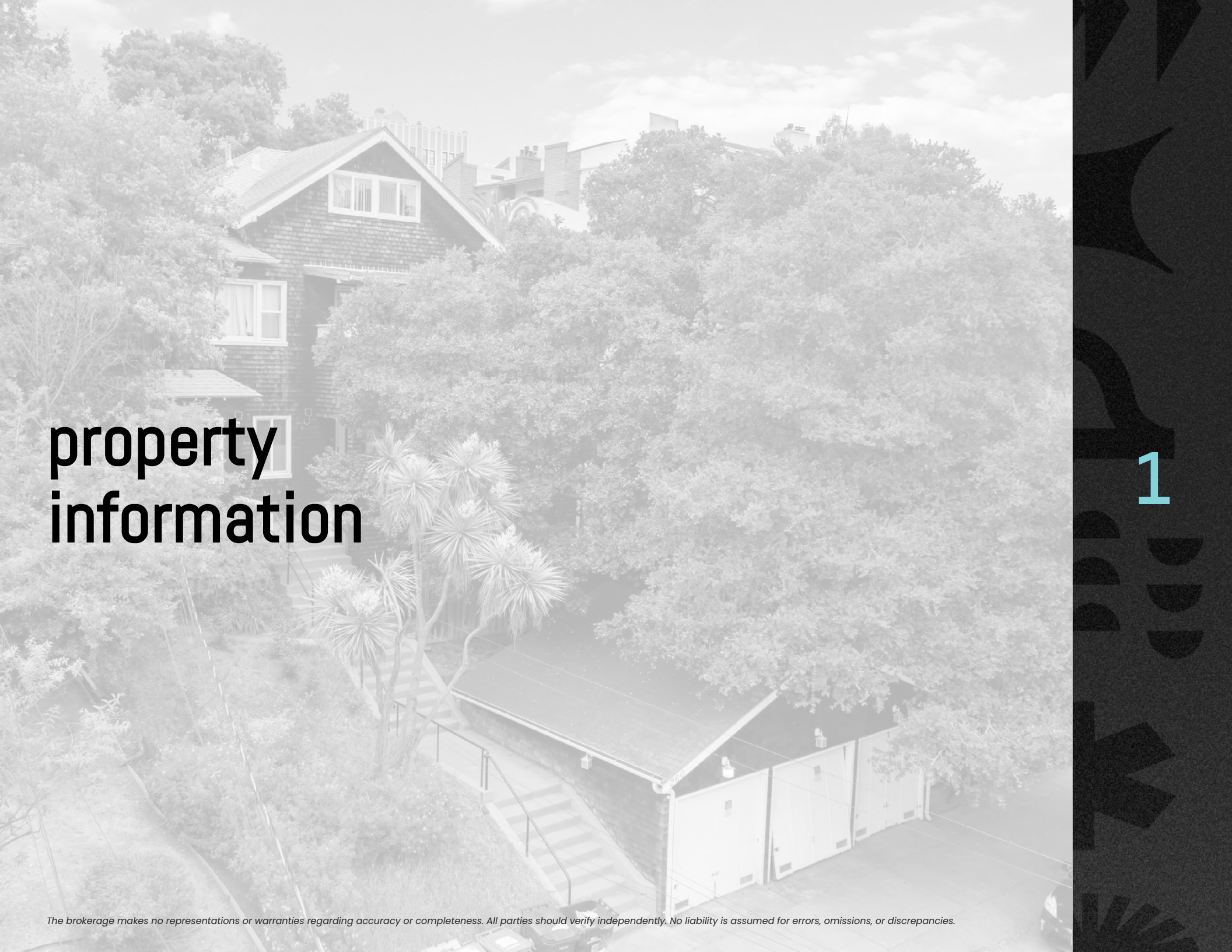
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An aerial photograph of a residential property. In the upper left, a two-story house with dark siding and white-trimmed windows is visible. A set of stairs leads down from the house towards a large, single-story garage with a dark roof and white doors. The property is surrounded by dense trees and foliage. The text 'property information' is overlaid on the left side of the image.

property information

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Property Description

Discover a rare opportunity to own a piece of Oakland's history at 260 Park View Terrace. Situated in the sought-after Adams Point neighborhood, this character-rich 1906 multifamily property offers four units plus one bonus unit across 3,322 SF.

Whether you're an owner-occupier looking to live in one unit while generating rental income from the rest, or an investor looking to expand your portfolio, this asset offers exceptional versatility. The property's classic architecture and timeless appeal set it apart in a market where character is increasingly rare.

Steps from the scenic shores of Lake Merritt and immersed in one of Oakland's most vibrant and walkable neighborhoods, the location speaks for itself. Residents enjoy easy access to dining, parks, transit, restaurants, shopping, and the energy of a truly thriving urban community.

The spacious 4-bedroom unit will be delivered vacant at the Close of Escrow, offering immediate flexibility, move in, renovate, or lease at market rate from day one.

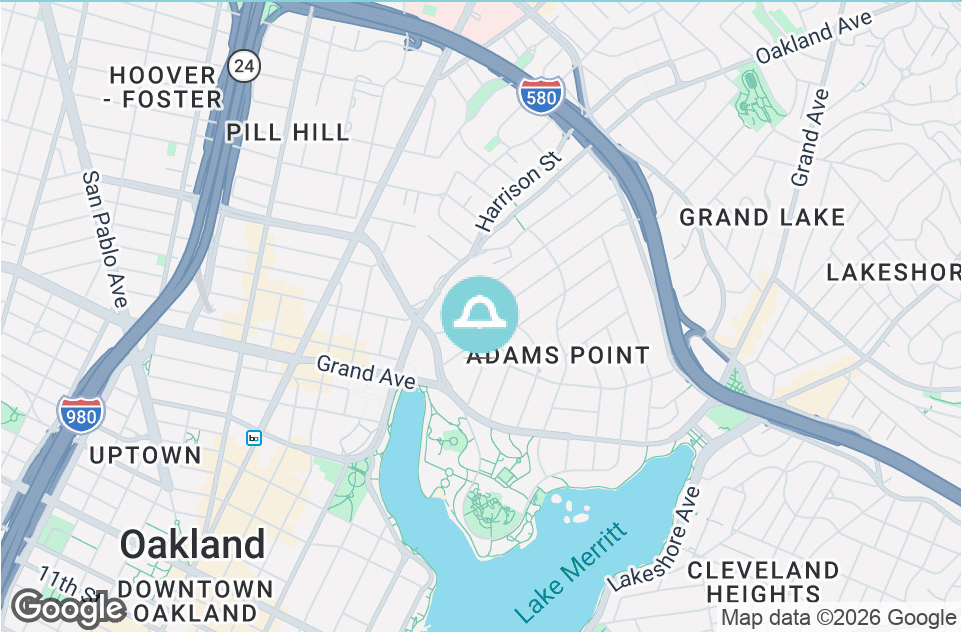
Offering Summary

Sale Price:	\$2,050,000
Number of Units:	5
Lot Size:	6,254 SF
Building Size:	3,322 SF
NOI:	\$114,139.45
Cap Rate:	5.57%

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	3,629	9,603	31,893
Total Population	6,176	16,789	57,328
Average HH Income	\$128,020	\$142,679	\$129,508

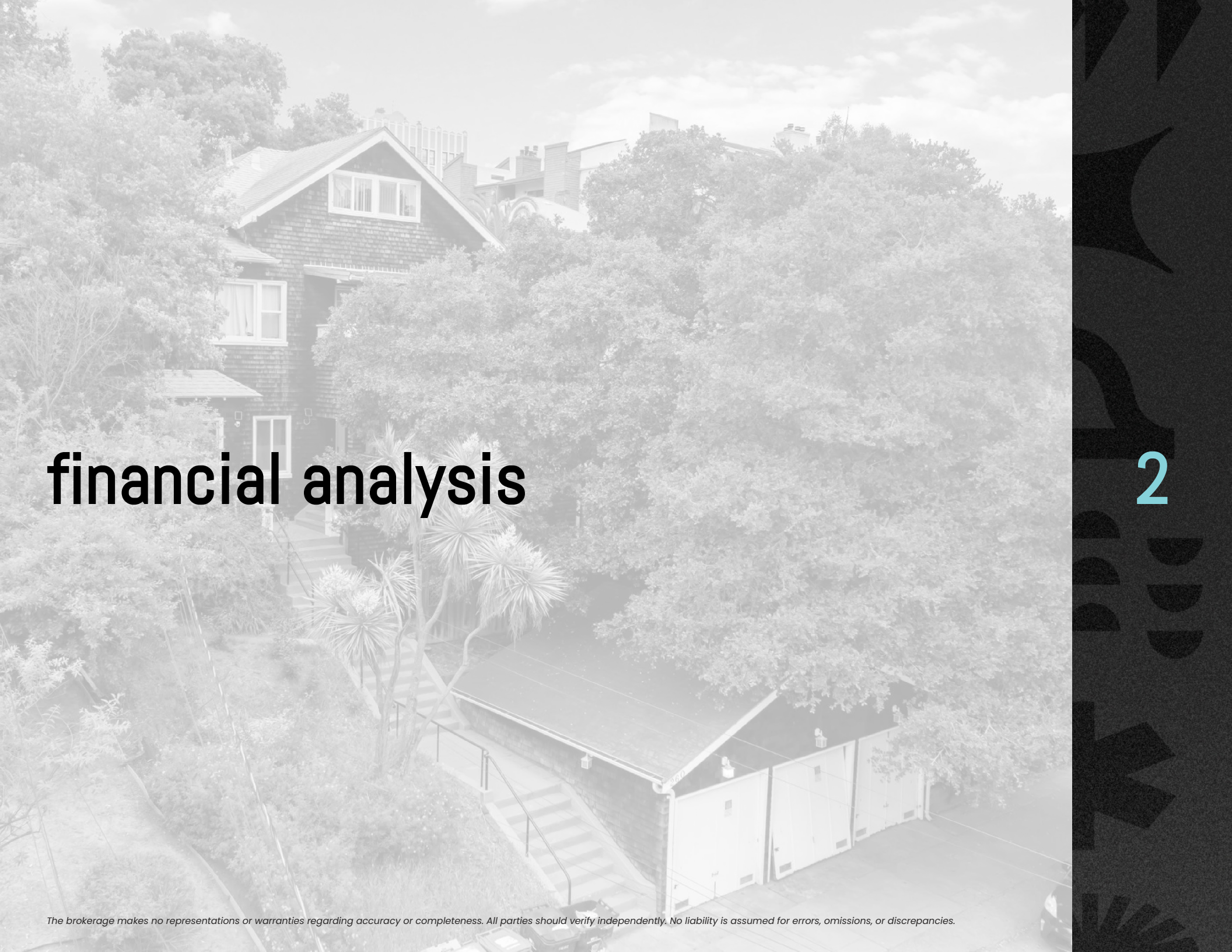
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Building Name	260 Park View Ter
Property Type	Multifamily
Property Subtype	High-Rise
APN	10-771-32
Building Size	3,322 SF
Lot Size	6,254 SF
Building Class	C
Year Built	1906
Number of Floors	3
Number of Buildings	1

- **Desirable Adams Point Location**
- **Qualifies for Residential Financing**
- **Private Garages**
- **Benefits from the Mill's Act Tax Reduction of approximately 50%**

An aerial photograph of a residential property. A two-story house with a dark roof and white-trimmed windows is situated on a hillside. A wide set of concrete stairs leads from the street level up to the house. To the right of the stairs is a single-story garage with a dark roof and white doors. The property is surrounded by dense green trees and foliage. In the background, other houses are visible on the hillside.

financial analysis

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Investment Overview

Current

Price	\$2,050,000
Price per SF	\$617
Price per Unit	\$410,000
GRM	14.42
CAP Rate	5.57%
Total Return (yr 1)	\$114,139

Operating Data

Current

Gross Scheduled Income	\$142,140
Vacancy Cost	\$4,264
Gross Income	\$137,875
Operating Expenses	\$23,736
Net Operating Income	\$114,139

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Income Summary

Current

Rental Income	\$142,140
Vacancy Cost	(\$4,264)

Gross Income

\$137,875

Expenses Summary

Current

Property Tax (1.2779%) (Adjusted for Mill's Act)	\$11,236
Insurance	\$3,500
Water and Sewege	\$6,000
Reserves	\$3,000

Operating Expenses

\$23,736

Net Operating Income

\$114,139

Suite	Bedrooms	Bathrooms	Rent
1	1	1	\$2,045
2	4	2	\$3,600
3	1	1	\$2,600
4	1	1	\$1,650
5	1	1	\$1,950
Totals			\$11,845
Averages			\$2,369

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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	6,176	16,789	57,328
Average Age	40.3	39.1	40.2
Average Age (Male)	38.8	38.3	41.1
Average Age (Female)	43.7	40.7	39.7

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	3,629	9,603	31,893
# of Persons per HH	1.7	1.7	1.8
Average HH Income	\$128,020	\$142,679	\$129,508
Average House Value	\$817,983	\$802,525	\$824,197

2023 American Community Survey (ACS)

