

A Cashflowing Gem

3114 East 27th Street, Oakland

LISTED BY

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BRE:01992820

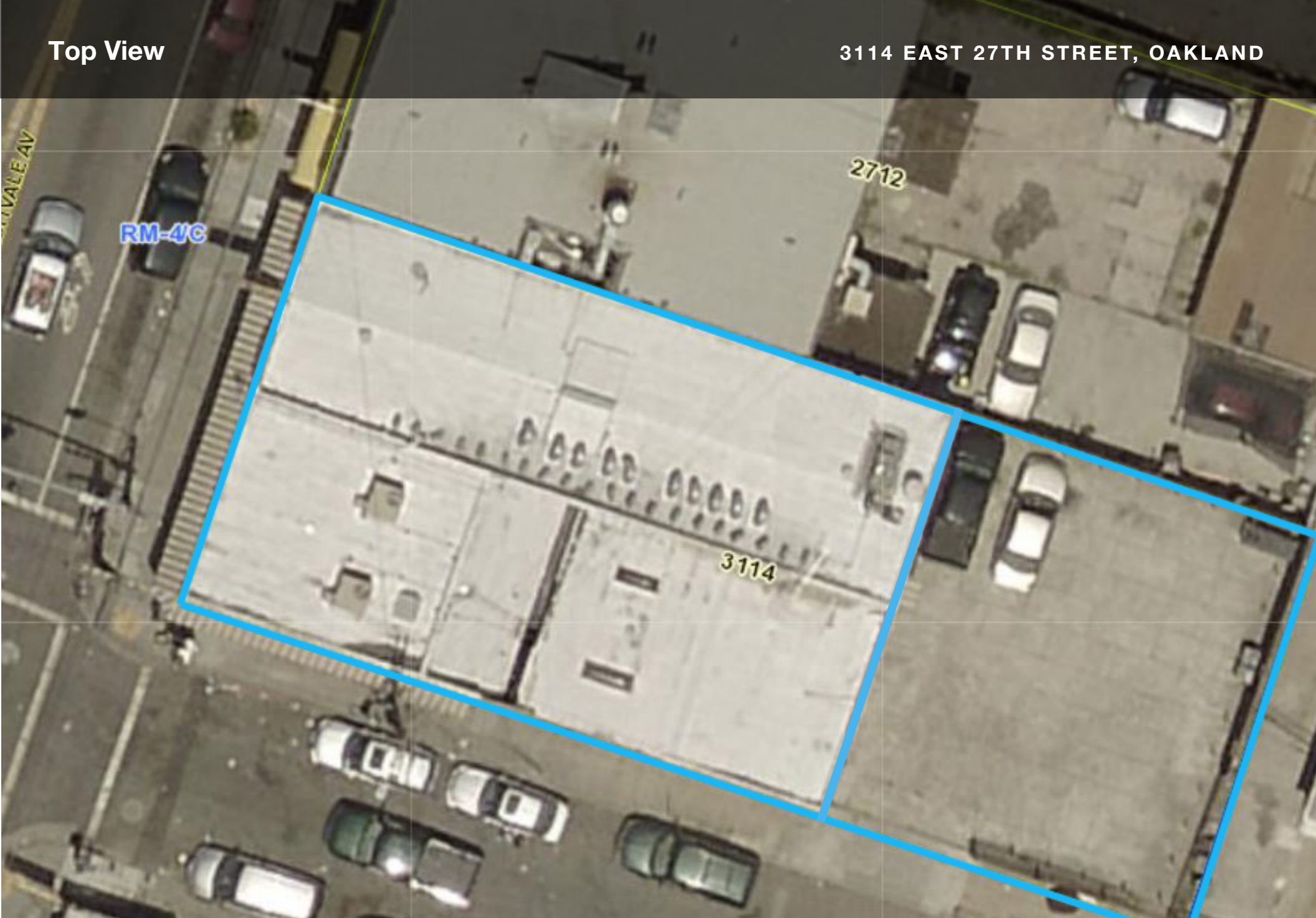
Front photo

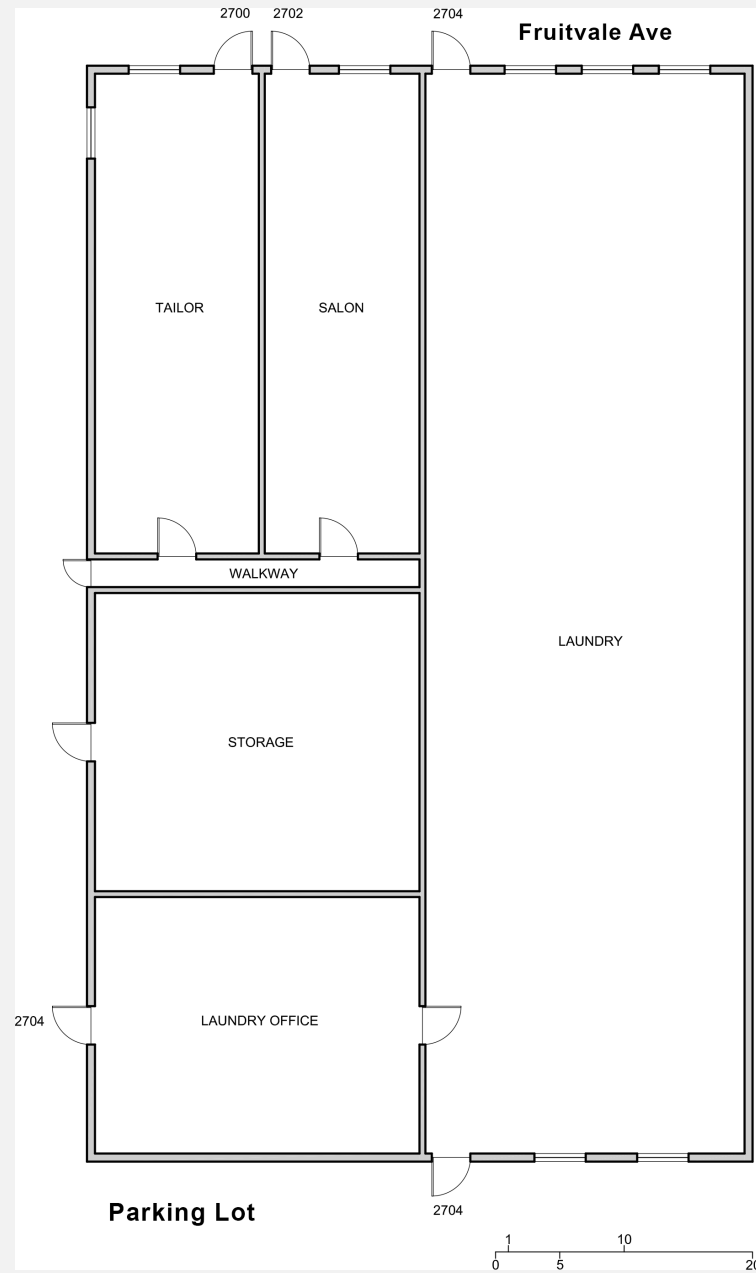
3114 EAST 27TH STREET, OAKLAND



Top View

3114 EAST 27TH STREET, OAKLAND





Building Size	+/- 3,950sqft
Lot Size	+/- 6,250sqft
APN	27-848-13
Zoning	RM4 / C
Building Makeup	3 Commercial Tenants
Frontage	50 Feet
Lot Orientation	Corner Lot
Private Parking	Yes

Property Description

Inquiries welcome.

Stand to positively cashflow from this well-maintained 3-unit commercial investment property. While positioned for great appreciation potential, 3114 East 27th is the perfect opportunity for an investor looking to cashflow right away.

From the 3 fully-leased spaces, to the great customer parking, 3114 East 27th is well maintained and 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.

Annual Revenue	
Unit 1- Laundry	46,968.00
Unit 2- Salon	7,200.00
Unit 3- Tailor	7,200.00
Total Revenue	\$61,368.00
Annual Expenses (actual and estimated)	
Maintenance & Repairs	2,331.98
Electricity	0.00
Gas	0.00
Property Tax*	14,897.54
Oakland franchise tax	813.28
Insurance	1,460.50
Total Expenses	\$19,503.30
Year 1 Positive Cash Flow	\$41,864.70
*Property tax – offering price * 1.3058% tax rate + 1457.08 special assessments	

Revenue figures generated from current lease rates. Expenses estimated from previous bills. Tenants pay their own Utilities. Property tax estimated by using offering price as assessed building value.