

**3431 WILSON AVE
OAKLAND**

4 Unit Opportunity

\$824,000



THE
PRESCOTT
C O M P A N Y
PREMIUM REAL ESTATE SERVICES

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Offer Memorandum

PROPERTY NARRATIVE



The Prescott Team is pleased to present 3431 Wilson Avenue, a four-unit multifamily property located in Oakland's Dimond District, an established neighborhood known for its walkable commercial corridor, residential character, and convenient East Bay access.

Built in 1922, the property comprises approximately 2,156 rentable square feet on a 6,500 square foot lot. The unit mix is distributed across three separate structures: a front house operating as the two-bedroom, one-and-a-half-bath unit; a detached cottage configured as a one bed - one-bath; and a duplex containing two split-level one-bath lofts.

All three structures have been seismically retrofitted. Additional capital improvements include newer roofing on the cottage and duplex, an upgraded sump pump, and approximately \$5,000 in drainage work on the front house. Tenant amenities include off-street parking, on-site laundry in the garage, private outdoor space across the property, a private backyard for the cottage, decks for the loft units, and a front yard for the front house. The on-site laundry also presents an opportunity to generate additional income through coin- or card-operated machines.

The Dimond District offers residents a strong mix of restaurants, cafés, breweries, and everyday retail along MacArthur Boulevard, along with access to Dimond Park and the Sausal Creek trail system. AC Transit service and immediate Interstate 580 access support efficient commutes to Downtown Oakland, Berkeley, San Francisco, and the greater East Bay.

With completed seismic work, recent capital improvements, and desirable Dimond District location, 3431 Wilson Avenue represents a compelling opportunity to acquire a well-positioned and well-maintained multifamily asset.



3431 WILSON AVE | OAKLAND

Structure

Property Type	Multifamily
Number of Units	4
Number of Stories	2
Rentable Square Footage	2,156
Year Built	1922

Site

APN	28-909-11
Lot Square Footage	6,500

Utilities

Paid By

Water	Owner (EBMUD)
Trash	Owner (WM)
Gas	Tenant (PGE)
Electric	Tenant (PGE)



PROPERTY FEATURES

Unit Mix:

- (1) two bedroom, 1.5 bath unit
- (1) one bedroom, 1 bath unit
- (2) split level lofts, 1 bath units

Amenities:

- Off-street parking

INVESTMENT HIGHLIGHTS

- Price Per Unit: \$206,000
- Price Per SF: \$382.19
- CAP Rate: 6.05% | GRM: 9.46
- Walk Score: 90



LOCATION FEATURES

- Located in Oakland's Dimond District, the property is surrounded by everyday conveniences, local dining, cafés, and neighborhood services along the vibrant MacArthur Boulevard commercial corridor that anchors the area's strong residential base.
- The location offers excellent connectivity with convenient access to I-580, supporting efficient travel throughout Oakland, Downtown, and the greater East Bay, with frequent AC Transit service along nearby corridors.
- The Dimond District is an established residential enclave characterized by tree-lined streets, classic early-twentieth-century housing stock, and well-maintained multifamily properties, supporting long-term tenant demand and consistent occupancy.



Income	Current	Pro Forma
Gross Potential Rent	\$87,132	\$88,200
Other Income (Parking)	\$900	\$900
Gross Potential Income	\$88,032	\$89,100
Less: Vacancy/Deductions (GPR) 3%	\$2,614	\$2,646
Effective Gross Income	\$85,418	\$86,454
Less: Expenses	\$35,939	\$35,954
Net Operating Income	\$49,479	\$50,500
Debt Service	\$44,375	\$44,375
Net Cash Flow After Debt Service (2.00%)	\$5,103	\$6,125
Principal Reduction	\$6,834	\$6,834
Total Return (4.69%)	\$11,937	\$12,959
Expenses		
Real Estate Taxes	\$11,347	\$11,347
Special Assessments	\$4,200	\$4,200
Utilities (Estimated)	\$6,729	\$6,729
Repairs/Maintenance (Estimated \$1200/unit)	\$4,800	\$4,800
Insurance (2025 Actual)	\$5,519	\$5,519
Reserves/Replacements (Est. @ \$250/unit)	\$1,400	\$1,400
Oakland Business Tax (1.4% of EGI)	\$1,196	\$1,288
Oakland Rent Board Fee (\$101 per unit)	\$404	\$404
Total Expense	\$35,595	\$35,687
Expenses / Unit	\$8,899	\$8,922
Expenses / SF	\$16.51	\$16.55
Expenses % of EGI	41.67%	38.80%

FINANCIAL ANALYSIS

Summary:

	Current	Pro Forma
Price	\$824,000	\$824,000
Down Payment (33%)	\$288,400	\$288,400
Number of Units	4	4
Price per Unit	\$206,000	\$206,000
Rentable SF	2,156	2,156
Price per SF	\$382.19	\$382.19
CAP RATE	6.05%	6.83%
GRM	9.46	8.78

Financing Assumptions:

Loan Amount	\$535,600	\$535,600
Assumed Interest Rate	6.35%	6.35%
Amortization (years)	30	30



RENT ROLL

Unit No.	Beds	Baths	Notes	Unit SQ FT	Current Rent	Price per SF	Pro Forma Rent	Price Per SF	Occupied
3431	2	1.5		856	\$1,660.00	\$1.94	\$2,100.00	\$2.45	Y
3433A	0	1	Split Level Loft	450	\$1,595.00	\$3.55	\$1,750.00	\$3.89	Y
3433B	0	1	Split Level Loft	450	\$1,695.00	\$3.77	\$1,750.00	\$3.89	Y
3435	1	1		400	\$2,310.00	\$5.78	\$1,875.00	\$4.38	Y
				Totals	\$7,261		\$7,350		





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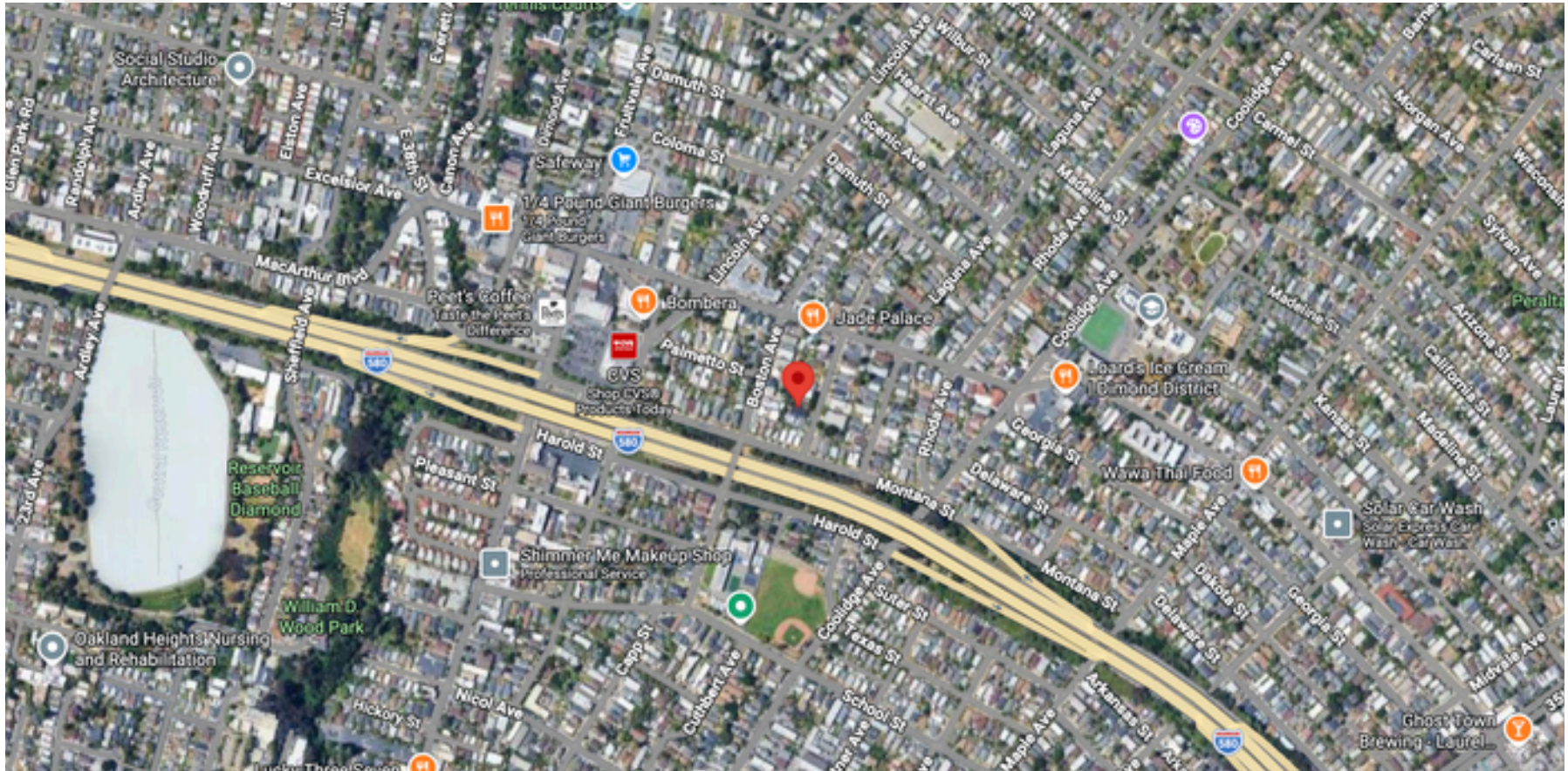
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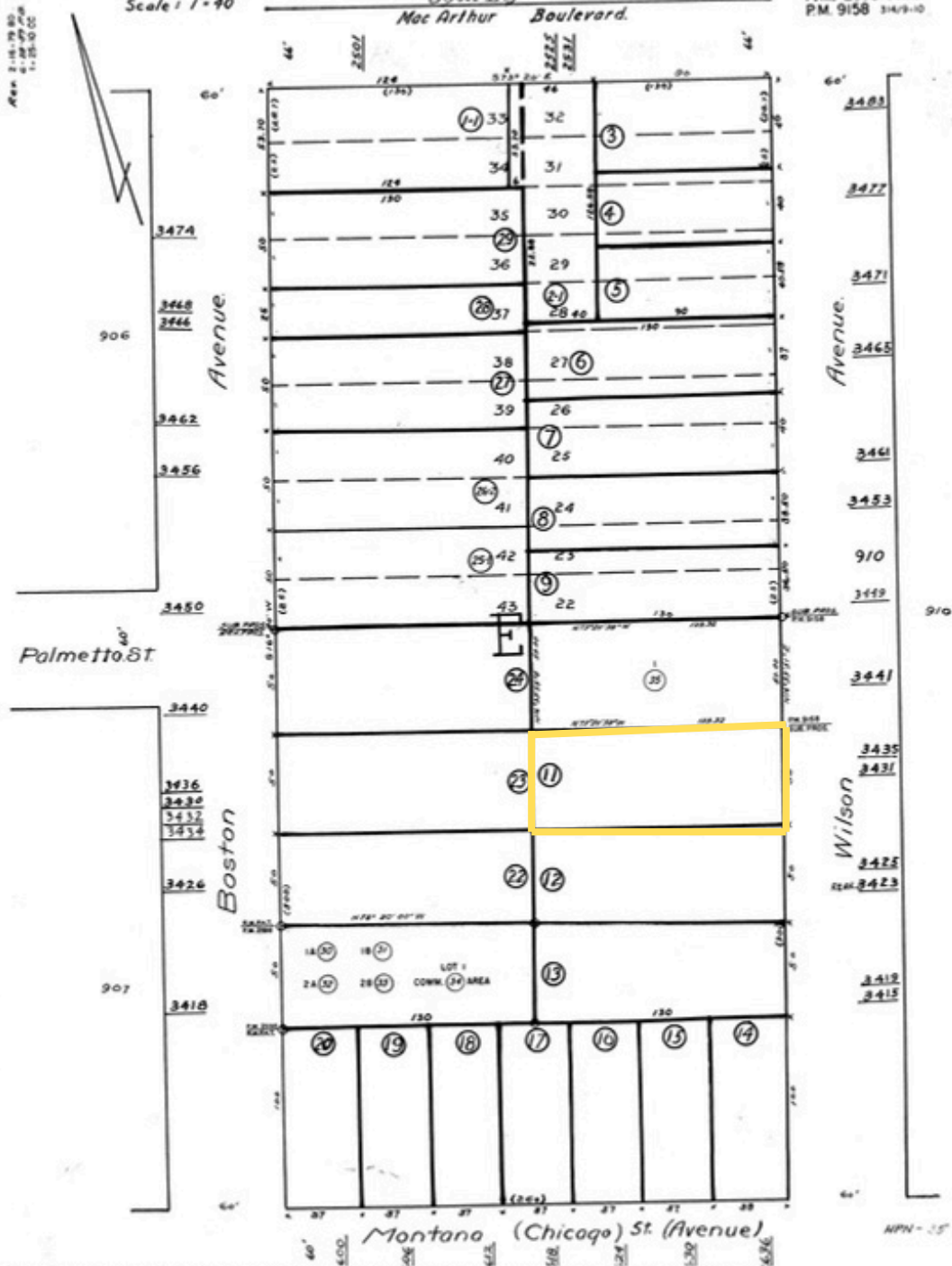
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909

Revised Map of the Prospect Hill Tract, Filed April 30, 1891 (Book 10 Page 18)
 Scale: 1" = 40' BOOK 2.9
 Mac Arthur Boulevard.

P.M. 2598 (109/75)
 P.M. 9158 (14/7-10)



OUR TEAM

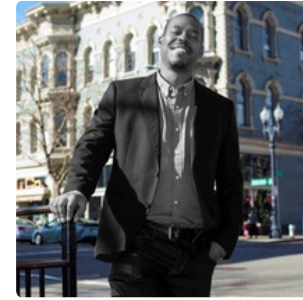
We strive to build high quality relationships through honest communication, tireless work ethic, and by providing our clients with overall excellent service and execution.



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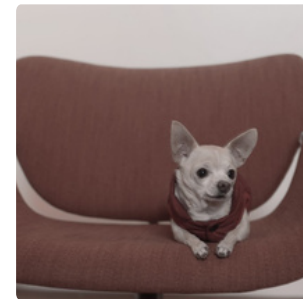
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