



Laurel Properties

3543 Sacramento Street San Francisco, CA 94118

Office: 415.922.2178 Fax: 415.922.1327

www.laurelproperties-sf.com

For Sale

300 Pendleton Way Oakland, CA 94621

Price: \$ 7,300,000



APN: 042-4425-015-03

Building Size: 36,360 sq. ft

Lot Size: 125,020 sq. ft

Actual Gross / Annual: \$638,157

Vacancy (4%): \$25,526

Total Expenses: \$206,576

Net Operating Income: \$432,000

CAP: 6.1%

Presented By:

Raymond Aviles

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&

Pete Medina

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**Easy to show with a 24 hour notice*

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BUILDING DESCRIPTION:

- Built in 1969, Single-story building
- 36,000 sq. ft. of usable space, split into 15 offices
- Large lot 125,020 sq. ft.
- Large parking lot with 2 entrances
- Near Oakland Airport

GROSS INCOME: \$563,835.60

Taxes	\$68,700
License & Permit	\$2,887
Contractor	\$11,060
PG&E	\$47,077
Water	\$12,793
Garbage	\$8,883
Repairs & Maintenance	\$27,644
Janitor	\$16,130
Gardening	\$520
Misc.	\$10,880
TOTAL EXPENSES	\$206,576

NET INCOME = \$443,611

CAP RATE = 6.1

AREA MAP:

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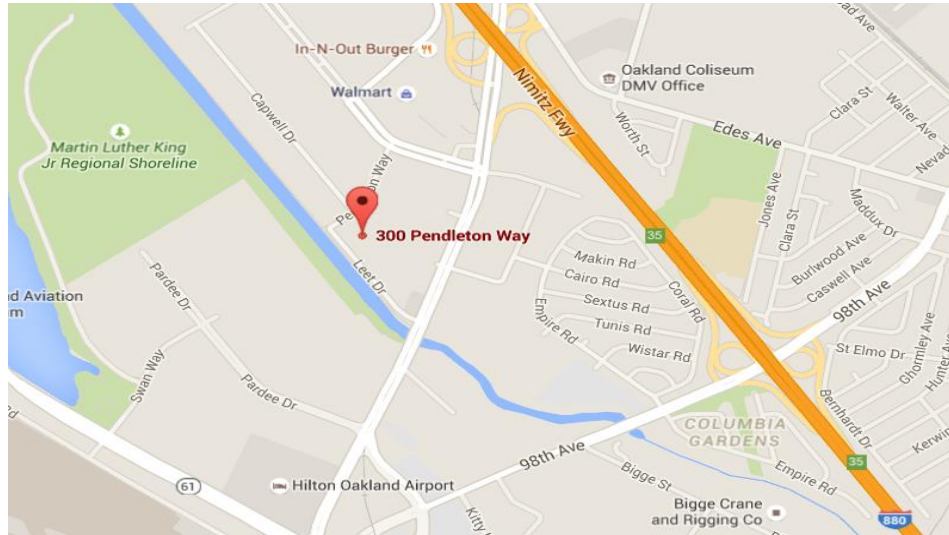


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RENT ROLL: (As of 6/31/17)

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300 - 350 Pendleton Rent Roll

As 6/31/2017

Leased Property	Lessee	Monthly Rent	Rented Sq. Ft.	Utility share	Lease Term
300 Pendleton Way (1st Fl.)	Teamsters' Assistance Program of Northern California (TAP)	7,230.00	5,787		10/1/2012-9/30/2017
302 Pendleton Way	Kim, Soon OK	3,858.00	2,350		8/1/2014-7/31/2017
304 Pendleton Way	Positive Links LLC	2,335.00	2,003	15%PG&E 5%water	8/1/2015-8/21/2018
306 Pendleton Way	National Multi-Media Telecommunication	3,150.00	2,137	20%PG&E/Mo	1/28/2015-4/31/2016
308 Pendleton Way	Toad Early Mayfield	1,670.00	1,372		3/1/2016 - 2/28/2017
318 Pendleton Way (2nd Fl.)	Bryant James Reed	625.00	473		Month to Month
320 Pendleton Way	Wu	1,310.00	875		
321 Pendleton Way	East Bay Golden Cab, Inc.	280.00	127.3		11/1/2014-10/31/2015
322 Pendleton Way	Uluxs	900.00	669		Month to Month
323 Pendleton Way	Lauren Jane Melnikoff	550.00	286		9/1/2015-8/31/2016
324 Pendleton Way	Top Fleight Security	849.00	783		9/15/2014-9/14/2016
326 Pendleton Way	Terry Asset Management Corp. Allan Terry	650.00	400		8/15/2014-8/14/2016
327 Pendleton Way	Leah Taylor	850.00	343		7/1/2015 - 6/30/2016
328 Pendleton Way	Robert Kim/ Hyundai Korea News	900.00	850		9/28/2010-Month to Month
338 Pendleton Way	dba Sharper Future/ Pacific Forensic Psychology Associates, Inc.	10,066.25	5,565		1/1/2016 to 12/31/2017
340-347 Pendleton Way	Health Net Services	13,483.11	8,013	02/01/11-01/31/18	Annual Adjusted Per increases in the CPI Index/FEB
345 Pendleton Way (1st Fl.)	Simon Weldehaimanot	375.00	205		9/15/2014-9/14/2016

348 Pendleton Way (1st Fl.)	Drive Right, Inc.	850.00	528		Month to Month
349 Pendleton Way (1st Fl.)	Dollar Insurance Services, Inc.	1,667.00	930		4/1/2013-3/31/2018
350 Pendleton Way	Green Island SPA	3,220.00	2097		4/15/2014-June 14, 2019
Total		53,018.36	35,793		

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