

3812 WHITTLE AVE OAKLAND 94602



Excellent opportunity to own a well-maintained 6-unit multifamily property in Oakland's popular Dimond District. Approximately \$75,000 in capital improvements have been completed this year, helping to minimize future maintenance obligations and providing added peace of mind for the next owner. Recent upgrades include a brand new sewer lateral (compliant), new sidewalk (compliant), new asphalt driveway, new main panel and new individual electrical panels in each unit. The property is fully occupied and features individual PG&E meters, community laundry, and a low-maintenance setup that makes ownership more straightforward.

The property's location is a significant draw for tenants, offering easy access to shops, restaurants, cafés, and services that make the Dimond District such a sought-after Oakland neighborhood. Nearby Dimond Park provides abundant recreational opportunities, while convenient transit options and commuter routes connect residents to Downtown Oakland & San Francisco. The combination of neighborhood amenities and accessibility helps support strong tenant demand.

Properties offering recent major improvements, stable occupancy, and a sought-after neighborhood location are increasingly difficult to find. This is a rare opportunity to acquire a solid income-producing asset in one of Oakland's most established and desirable neighborhoods.

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EXP REALTY | 415.722.0472



PROPERTY SPECIFICATIONS & PRODUCT MIX

Unit Number	Sq. Ft. Living	Bedroom/Bathroom
Unit 1	800sf & 75sf balcony	2bd/1ba
Unit 2	800sf & 75sf balcony	2bd/1ba
Unit 3	800sf & 75sf balcony	2bd/1ba
Unit 4	800sf & 75sf balcony	2bd/1ba
Unit 5	1,400sf & 75sf balcony	3bd/2ba
Unit 6	800sf & 100sf balcony	2bd/1.5ba
Total SF Living	6166 total sf	
Parking Spaces	6	
Storage & Laundry	Storage on property, Common area laundry facilities	
Lot size Sq. Ft. (approximate)	37,200 sf / 0.85 Acre	

2026 SCHEDULED GROSS INCOME

Unit Number	Gross Scheduled Income	Proforma Gross Scheduled Income
Unit 1	\$1,651.24	2400.00
Unit 2	\$1,585.13	2400.00
Unit 3	\$2,400.00	2400.00
Unit 4	\$1,723.43	2400.00
Unit 5	\$3,124.80	3300.00
Unit 6	\$1,882.90	2500.00
Additional Income: Laundry Income increase opportunity	125	400
Gross Monthly Income	\$12,492.50	\$15,800.00
Gross Yearly Income	\$149,910	\$189,600

2026 ANNUAL OPERATING EXPENSES

Annual Operating Expenses	2026	Proforma
Ad Valorem Tax 1.2779%	\$25,545	\$25,545
Total Fixed Charges and/or Special Assessments	\$6,274	\$6,274
Insurance	\$6,571	\$6,571
Utilities (EBMUD, PGE, Waste Management)	\$15,852	\$15,852
Maintenance: Landscape \$200/mo	\$2,400	\$2,400
Oakland RAP: \$137ea in 2026	\$822.00	\$822.00
Oakland Business License: .01395	\$2,069	\$2,645
Other expenses: Pest Control	\$855	\$855
Property Management: Owner Managed	\$0	\$0
Total Annual Operating Expenses	\$34,843	\$35,419

FINANCIALS

	2026 Scheduled	Proforma
Gross Operating Inc	\$149,910	\$189,600
Annual Taxes	\$31,819	\$31,819
Annual Insurance	\$6,571	\$6,571
Actual Rental Income	\$148,410	\$184,800
Gross Scheduled Inc	\$149,910	\$189,600
Annual Maintenance	\$3,255	\$3,255
Management Exp	\$0	\$0
Expense Year	2026	2026
Misc Income	\$1,500	\$4,800
Annual Utilities	\$15,852	\$15,852
License Exp	\$2,913	\$3,467
Data Source	OWNER	OWNER
Ann Vacancy Exp	\$0	\$0
Net Oper Inc	\$89,500	\$128,636
Other Exp	\$0	\$0
Total Ann Oper Exp	\$60,410	\$60,964
CAP Rate	4.5%	6.4%

BUILDING & UNIT FEATURES

Unit features	All units New Electrical Panels
	New Main Electrical Panel
	2 units recently remodeled in past 2 years
	Individually metered for PGE
	Many new windows
Building & Grounds	New Sewer Lateral/PSL Compliant
	New Sidewalk/Sidewalk Compliant
	New Asphalt Driveway & Parking
	New Main Electrical Panel
	On site groundskeeper
	Low maintainence
	Laundry facility on site (2 washers, 2 dryers)
	\$75,000 in upgrades just this year
Building Condition	SB721: No Emergency Repairs Required
	No additional inspections performed
Income Opportunity	\$125/month (increase possible)
	On-site laundry: coin operated facility

2026 UNIT FINANCIALS

	Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Unit 6
Security Deposit	\$1,200.00	\$1,150.00	\$2,250.00	\$1,200.00	\$3,100.00	\$1,500.00
Tenant Pays	PGE	PGE	PGE	PGE	PGE	PGE
Landlord Pays	water/hot water	water/hot water	water/hot water	water/hot water	water/hot water	water/hot water
Lease Start	01 Sept 2009	01 Sept 2008	12 Oct 2024	01 July 2008	01 May 2025	02 Jan 2013
2026 Rent Increase	01 Sept 2026	01 Sept 2026	01 Sept 2026	01 Sept 2026	01 May 2026	01 Aug 2026
2026 Monthly Rent	\$1,651.24	\$1,585.13	\$2,400.00	\$1,723.43	\$3,124.80	\$1,882.90