

Office Building

**300-350 Pendleton Way @ Edgewater Drive
Oakland, CA**



1.5 story office building

Building size: 36,360 sq. ft.

Lot size: 125,020 sq. ft.

Year built: 1969

Construction: wood

APN#: 042-4425-015-03



RICK DURAZZO
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Income: \$541,068

Suite	Tenant	Lease Expires	Sq. Ft.	Current Rent
300 (1 st Flr)	Teamsters Assistance Program	09/30/17	5,787	\$7,230
302	Ramon Rodriguez	07/31/17	2,350	\$3,500
304	Vacant	MTM	2003	\$0
306	Forte	MTM	2,137	\$2,700
308	Vacant-pending 8/1/2015		1,372	\$0
318 (2 nd Flr)	Bryant James Reed	MTM	473	\$600
320	Vacant		875	\$0
321	East Bay Golden Cab	12/01/15	127.3	\$270
322	Todd Early Mayfield	MTM	669	\$800
323	Vacant-prepaid through 8/31/15	08/31/15	286	\$381
324	Top Flight Security	09/14/15	783	\$800
326	Terry Asset Mgmt. Corp.	08/14/16	400	\$460
327	Leah Taylor	06/30/16	343	\$525
328	Hyundai Korea News	MTM	1,125	\$800
338	Sharper Future Psychology	9/30/15	5,565	\$8,721
345	Simon Weidehaimanot	09/14/16	205	\$350
340-347	Health Net Services	MTM	8,013	\$12,740
348	Drive Right, Inc.	02/29/16	528	\$700
349	Dollar Insurance Services	03/31/18	930	\$1,628
350	Cheuk Fai Chiu	06/14/19	2,097	\$2,884
Total				\$45,089



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Expenses w/o Taxes: \$105,550

Property Taxes: 1.4% of sales price

License & Permit:	\$3,108
Contractor:	\$12,240
PG&E:	\$20,398
Water:	\$6,541
Garbage:	\$1,620
Repairs & Maintenance:	\$21,600
Janitor:	\$17,000
Gardening:	\$1,400
Vacancy 4%:	\$21,643

Existing Financing: \$3,200,000 – Sterling Bank – 5%



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