



OFFERING MEMORANDUM  
**2076 OAKWOOD DRIVE**  
EAST PALO ALTO · CALIFORNIA

17-1052/17-08

**ARA**  
A Newmark Company

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**PROPERTY DETAILS**

<b>Address</b>	2076 Oakwood Drive East Palo Alto, CA 94303
<b>Price</b>	\$995,000
<b>Down Payment</b>	\$497,500
<b>Units</b>	2
<b>Price/Unit</b>	\$497,500
<b>Rentable Square Feet</b>	2,055
<b>Price/Sq Ft</b>	\$484.18
<b>Year Built</b>	1957
<b>Land Area (Sq Ft)</b>	5,000
<b>Current Cap Rate</b>	1.38%
<b>Market Cap Rate</b>	4.03%
<b>Current GRM</b>	30.71
<b>Market GRM</b>	16.58

**OPERATIONS SUMMARY**

		<b>CURRENT</b>	<b>MARKET</b>
Scheduled Gross Rent		\$32,400	\$60,000
Vacancy	3.00%	(\$972)	(\$1,800)
Effective Gross Rent		\$31,428	\$58,200
<b>Total Income</b>		<b>\$31,428</b>	<b>\$58,200</b>
Operating Expenses		\$3,454	\$3,868
Non-Operating Expenses		\$14,200	\$14,200
<b>Total Expenses</b>		<b>\$17,654</b>	<b>\$18,068</b>
Net Operating Income		\$13,774	\$40,132
Debt Service		(\$28,330)	(\$28,330)
Net Cash Flow	-2.93%	(\$14,556)	\$11,802
Principal Reduction		\$8,837	\$8,837
Total Return	-1.15%	(\$5,718)	\$20,640

**FINANCING**

<b>Loan Amount</b>	\$497,500
<b>Interest Rate</b>	3.95%
<b>Amortization</b>	30
<b>Monthly Payment</b>	\$2,361
<b>Details</b>	5 year fixed.

**RENT ROLL SUMMARY**

Units	Type	Sq Ft	Current Rent	\$/Sq Ft	Market Rent	\$/Sq Ft
1	2+1	1,028	\$1,350	\$1.31	\$2,500	\$2.43
1	2+1	1,028	\$1,350	\$1.31	\$2,500	\$2.43
2		2,055	\$2,700	\$0.87	\$5,000	\$1.61

OPERATIONS SUMMARY			CURRENT	MARKET
Scheduled Gross Rent			\$32,400	\$60,000
Vacancy	3.00%		(\$972)	(\$1,800)
Effective Gross Rent			\$31,428	\$58,200
<b>Total Income</b>			<b>\$31,428</b>	<b>\$58,200</b>
Repairs & Maintenance (\$750/Unit)			\$1,500	\$1,500
Gross Income Tax			\$486	\$900
Gas & Electric (Tenant Pays)			\$1,000	\$1,000
City License (EST)			\$468	\$468
<b>Operating Expenses</b>			<b>\$3,454</b>	<b>\$3,868</b>
Real Estate Taxes	1.10200%		\$10,965	\$10,965
Special Assessments			\$2,035	\$2,035
Insurance (Quote)			\$1,200	\$1,200
<b>Non-Operating Expenses</b>			<b>\$14,200</b>	<b>\$14,200</b>
Total Expenses			\$17,654	\$18,068
% Scheduled Gross Rent			54.49%	30.11%
Expenses/Unit			\$8,827	\$9,034
Expenses/Sq Ft			\$8.59	\$8.79
<b>Net Operating Income</b>			<b>\$13,774</b>	<b>\$40,132</b>

**DETAILS**

<b>Address</b>	2076 Oakwood Drive East Palo Alto, CA 94303
<b>County</b>	San Mateo
<b>APN</b>	063-147-030
<b>County Use</b>	Multi Family

**ATTRIBUTES**

<b>Units</b>	2
<b>Rentable Square Feet</b>	2,055
<b>Average Unit Size (Sq Ft)</b>	1,028
<b>Land Area (Sq Ft)</b>	5,000
<b>Price Per Sq. Ft. Dirt</b>	\$199.00
<b>Year Built</b>	1957
<b>Parking</b>	2

**CONSTRUCTION**

<b>Foundation</b>	Concrete Perimeter
<b>Exterior Walls</b>	Wood
<b>Roof</b>	Composition
<b>Lot</b>	Flat



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OFFICES  
1 FACEBOOK WAY  
MENLO PARK

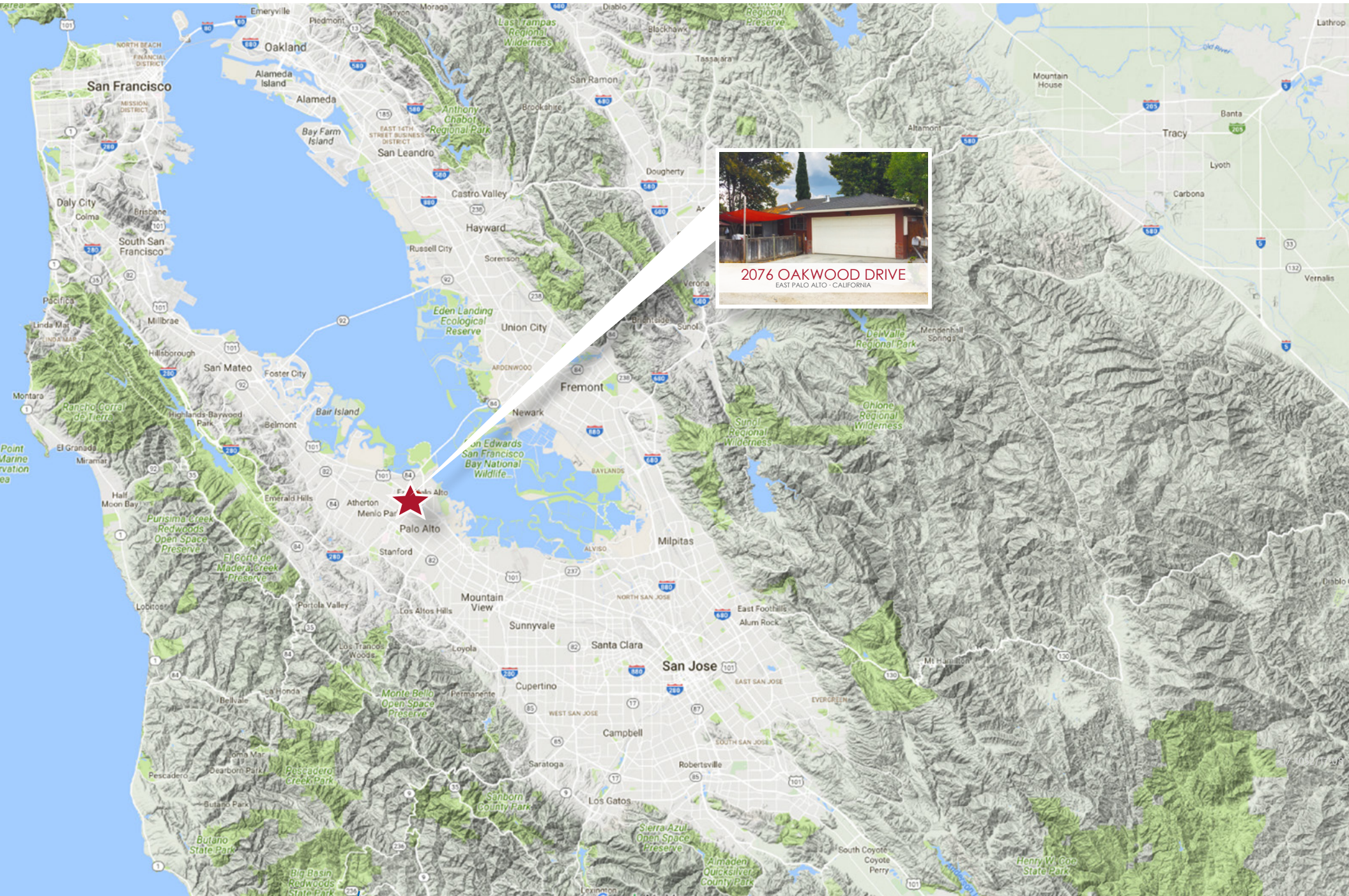
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HEADQUARTERS  
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MENLO PARK

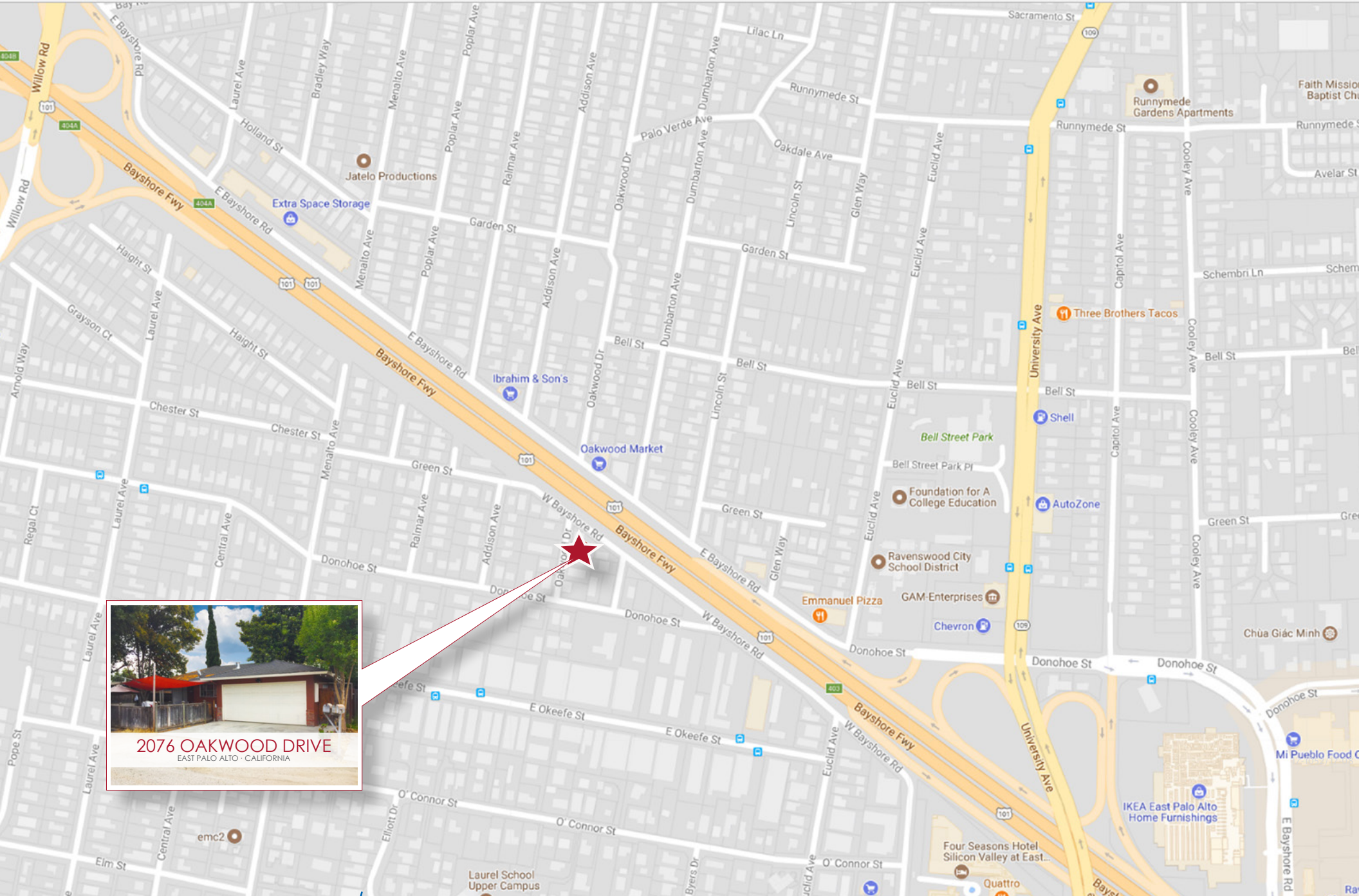
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MENLO PARK  
CAMPUS  
8,700 POTENTIAL  
EMPLOYEES

**2076 OAKWOOD DRIVE**  
EAST PALO ALTO - CALIFORNIA

**amazon**  
EAST PALO ALTO  
OFFICES  
1,300 NEW JOBS

**University Circle**  
451,000 SQFT  
OFFICE SPACE  
EAST PALO ALTO

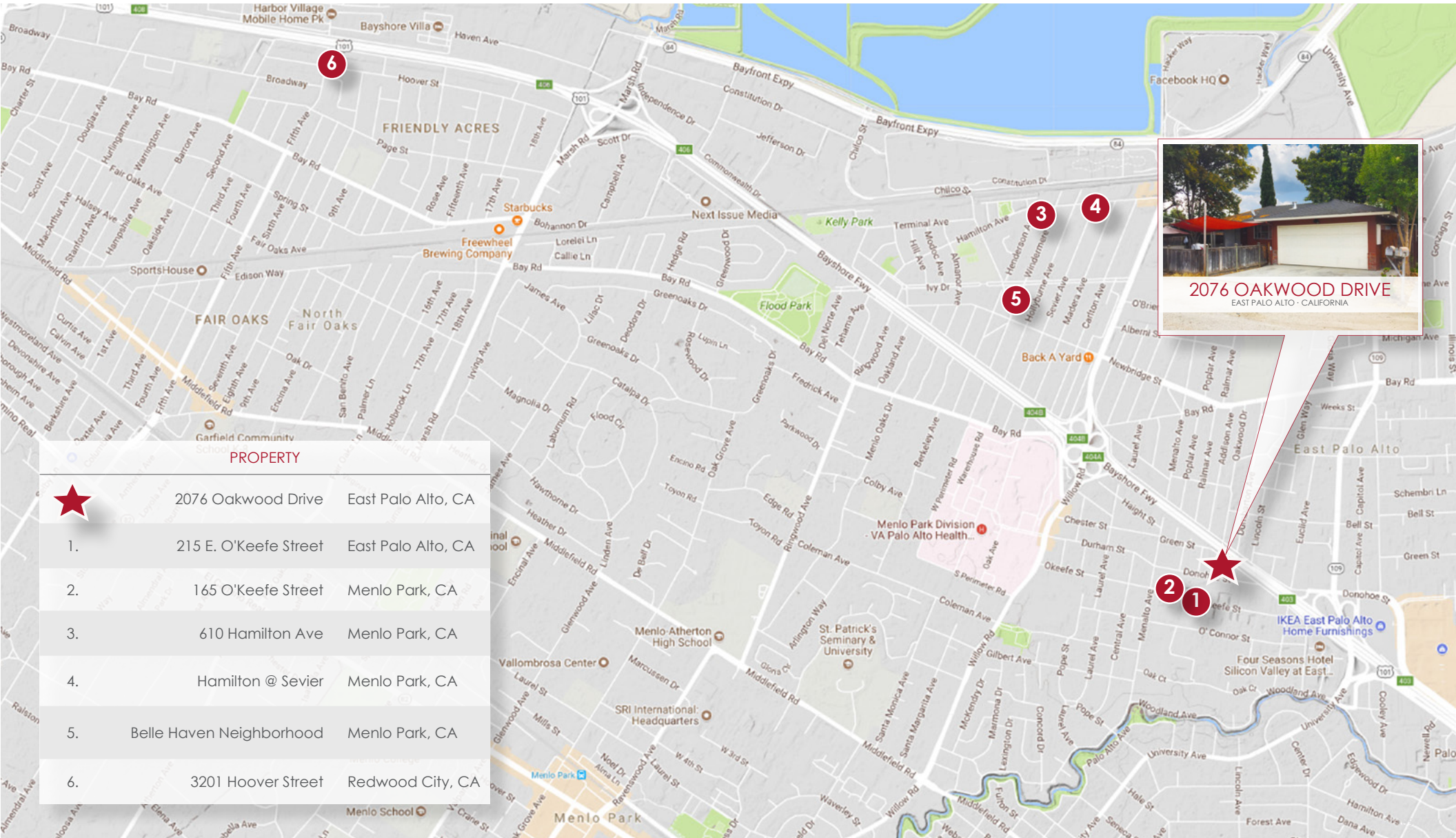




**2076 OAKWOOD DRIVE**  
EAST PALO ALTO - CALIFORNIA

	PROPERTY		TYPE	SQ FT	CURRENT RENT	\$/SQ FT	COMMENTS
S	2076 Oakwood Drive	East Palo Alto, CA	2+1	1055	\$1,350.0	\$1.28	Clean large units with private yards
1.	215 E. O'Keefe Street	East Palo Alto, CA	2+1.5	1182	\$3,500.0	\$2.96	Large townhouse unit, this is an end unit, two parking stalls, community pool, newer carpet, indoor washer dryer.
2.	165 O'Keefe Street	Menlo Park, CA	2+1.5	1182	\$3,500.0	\$2.96	Large townhouse unit, this is an end unit, two parking stalls, community pool, newer carpet, indoor washer dryer.
3.	610 Hamilton Ave	Menlo Park, CA	2+1	910	\$3,600.0	\$3.96	Completely updated unit, new kitchen appliances, DW, W/D in unit, private backyard, walk to Facebook
4.	Hamilton @ Sevier	Menlo Park, CA	2+1	650	\$3,000.0	\$4.62	Updated home in E Menlo Park, new kitchen, fooling
5.	Belle Haven Neighborhood	Menlo Park, CA	2+1	775	\$2,650.0	\$3.42	Updated unit in East MP, Updated appliances, new W/D, private yard, Water & Garbage included.
6.	3201 Hoover Street	Redwood City, CA	2+1	800	\$2,800.0	\$3.50	Corner home, new flooring, kitchen has DW, small private patio.





PROPERTY		
★	2076 Oakwood Drive	East Palo Alto, CA
1.	215 E. O'Keefe Street	East Palo Alto, CA
2.	165 O'Keefe Street	Menlo Park, CA
3.	610 Hamilton Ave	Menlo Park, CA
4.	Hamilton @ Sevier	Menlo Park, CA
5.	Belle Haven Neighborhood	Menlo Park, CA
6.	3201 Hoover Street	Redwood City, CA