

Commercial Building

**1545 Willow Street @ 15th Street
Oakland, CA**



2 buildings + Mezzanine w/
office space – sq footage of
individual units to be verified

Building size: 31,562 sq. ft. /
37,000+sq. ft. per appraisal

Lot size: 42,800 sq. ft.

Construction: masonry

Sprinklers

Year built: 1916

APN: 007-0556-002



RICK DURAZZO
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Current Income: \$296,460 - *Gross Income: \$356,100

Projected Income: \$745,464

Unit	Tenants	Sq.Ft.	Rent Rate	Current CAM	Current Rent	Market Rent
1722 15th Street						
A	VACANT	3,346	\$ -			\$1.60
D	VACANT	2,534	\$ -			\$1.60
1772 F	HBV Type 7	2,862	\$2.20	\$1,088	\$6,296	\$2.20
1545 Willow						
101C	VACANT.	1,185	\$ -	\$ -	\$0	\$1.60
M100	Mystic Herbal Care	2,303	\$1.50	\$ -	\$3,454	\$1.60
M...	Mystic Herbal Care	900	\$1.50		\$1,350	\$1.60
M200/M300	Luz De La Riva & LDLR	3,043	\$1.50	\$ -	\$480	\$1.60
103A	Industry Standard	774	\$2.35	\$774	\$1,819	\$2.40
101A	VACANT	2,300	\$ -	\$ -	\$ -	\$1.60
101B	HBV Delivery	1,342	\$2.20	\$510	\$2,952	\$2.20
101D	HBV Distribution	1,650	\$2.20	\$627	\$3,630	\$2.20
101E	HBV Office	2,150	\$1.50	\$817	\$3,225	\$1.60
103D	Vacant	500	\$ -	\$ -	\$ -	\$1.60
102A	Robert Santee	1,153	\$1.30	\$1,153	\$1,500	\$1.60
102C	VACANT	1,145	\$ -	\$ -	\$ -	\$1.60
Warehouse	VACANT	9,053	\$ -			\$1.60
Total				\$4,969	\$24,705	

**Includes rent & CAM*



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Expenses w/o Taxes: \$95,986

Insurance:	\$17,292
Repairs & Maintenance:	\$20,000
Common area PG&E:	\$6,000
Water:	\$12,000
Garbage:	\$8,000
Security:	\$13,200
Management (Est 2.5%):	\$19,494



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