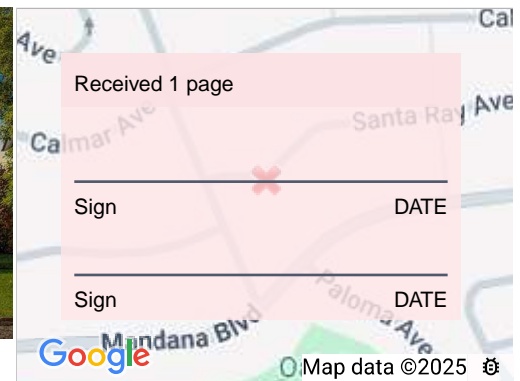


RESIDENTIAL INCOME**DUPLEX****List Price:****\$1,295,000****New****757 Santa Ray Ave****OAKLAND****CA 94610****MLS#: 41106027****Orig \$: \$1,295,000 Sold \$:****List Date: 7/24/2025****Pending Date:****Off-Mkt Date:****COE Date:****Back Of Structure****Print/Email:****Property Information****Total Units: 2 D/N/S:****Building Sq Ft: 5,827 Year Built: 1918****Lot Sq Ft: 8,890 Source: Public R...****Parking Spaces: 1****Age: 107****Acres: 0.20****Total Garage/Parking:**

Unit # or No. This	Approx. Sq Ft	Monthly Rent	Occupant	Bedrms	Baths	Pkg Spc	Din Rm	A/C	Fireplace	Refrig	Range/Oven
Main House	4265		Vacant	4	3	1					
Upper unit	1668	1800	Tenant	2	1	0					

Showing & Listing Information**Directions:** LaSalle Ave to Mandana Blvd to Paloma Ave**Cross Street:** Paloma Ave**Special Information:** Successor Trustee Sale*****Remarks*****

FABULOUS FIXER ALERT! This majestic Crocker Highlands Craftsman duplex is a rare chance to restore a grand architectural gem—while benefiting from built-in rental income. The main residence welcomes you with rich wood detailing, box-beam ceilings, period sconces, a stately fireplace, and floor-to-ceiling bay windows framing garden and hillside views. Spanning approx. 5,827 sq. ft., the home connects easily across three levels with internal staircases. Upper level is tenant occupied. Two bedrooms and hall bathroom on the main level and lower level includes two separate living spaces with office space, sauna and each have their own kitchen and bath, private entrance and french doors to the garden. Endless opportunities potential and the makings of a perfect forever home! Set on nearly 9,000 sq. ft., the lush, lovingly tended gardens have hosted decades of gatherings, celebrations, and community events. In the exceptional neighborhood of Crocker Highlands you will enjoy top-rated Crocker Highlands Elementary.*** and quick access to Lake Merritt and all the shops & dining @ Lakeshore/Grand. With majestic scale, original details, & serene outdoor space, 757 Santa Ray is a rare opportunity to reimagine a legacy home in one of Oakland's most sought-after neighborhoods.

Property Features:

ADDTL MISC. FEATURES Extra Storage	PARKING DESCRIPTION Attached Garage, Off Street Parking
ALL UNITS HAVE Dishwasher	POSSESSION Close Of Escrow
BASEMENT Apt In Basement, Finished, Separate Entry	ROOF Composition Shingles
COOLING No Air Conditioning	SOLAR None
DISCLOSURES Nat Hazard Disclosure	SOME UNITS HAVE Dishwasher, Fireplaces
EQUIPMENT ADDITIONAL Dryer, Intercom, Security Alarm - Leased, Security Alarm - Owned, Washer, Electric Water Heater, Gas Water Heater, Double Strapped Water Htr, Smoke Detector(s)	TENANT PAYS Electric, Gas
EXISTING LEASE TERMS Month to Month	TERMS Cash, Conventional, FHA Loan, VA Loan
EXTERIOR Bay Window(s)	VEWS Trees/Woods
FLOORING Hardwood, Tile, Bamboo	WATER/SEWER Public
HEATING Floor Furnace, Fireplace Insert, Fireplace(s)	YARD DESCRIPTION Back Yard, Deck(s), Patio, Patio Covered, Side Yard, Landscape Back, Landscaped

Elementary School Dist:**High School District:****Financials**

Deposits:	Rental Income:	Misc Income:	Ann Vacancy Exp:
Gross Oper Inc:	Gross Sched Inc:	Gross Fee Inc:	Net Oper Inc:
Annual Taxes:	Ann Maintance:	Annual Utilities:	Other Expense:
Ann Insurance:	Mgmt Expense:	License Exp:	Total Ann Oper Exp:
	Expense Year:	Fin Data Source: Rental Agre...	

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Provided By: Kristen Parkinson - 510-292-2023**DRE#:** 02114319**07/25/2025**