

Skip Schenker Guaranteed Rate Affinity Breakout Information

Creative Selling in a Challenging Market

Show your clients how to...

@BeCreative

@Customize

@BuildWealth

With Renovation Financing...

Two Homes for Sale in the Same Community...

Who's your Buyer?



Maxwell Park

Oakland Foothills Suburb

Property #1: \$475,000 – Fixer (2/1)

Property #2: \$1,100,000 – Remodeled (3/2)

Property #1

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Manage rentals

< Back Oakland, CA California > Alameda County > Oakland > 2937 Rawson St

Golden Gate Sotheby's INTERNATIONAL REALTY

Presented by: Rasul Muhammad
Brokered by: Golden Gate Sotheby's International Realty

NEW



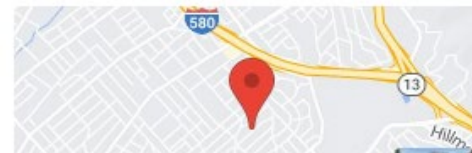
1 / 12

Veterans: Check 2022 VA Loan Requirements | What can you buy? (It's easy to find out)

For Sale

\$475,000 Est. \$2,690/mo

2 bed 1 bath 1,187 sqft 4,850 sqft lot



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Property #2

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Oakland, CA

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California > Alameda County > Oakland > 4500 Camden St

Presented by:

Antonio H Matier with Lifestyle Global Properties

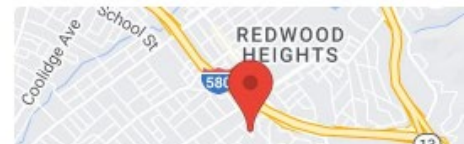


Veterans: Check 2022 VA Loan Requirements | What can you buy? (It's easy to find out)

For Sale

\$1,100,000 ↓\$50K Est. \$6,232/mo

3 bed 2 bath 1,505 sqft 4,233 sqft lot



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Property #2 – Remodeled Kitchen

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Video Tour

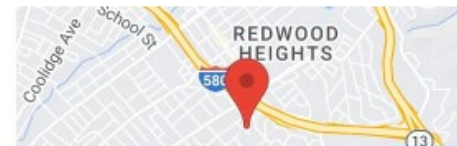
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Veterans: Check 2022 VA Loan Requirements | What can you buy? (It's easy to find out)

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Property #1 – Old Style Kitchen

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California > Alameda County > Oakland > 2937 Rawson St

Golden Gate

Sotheby's

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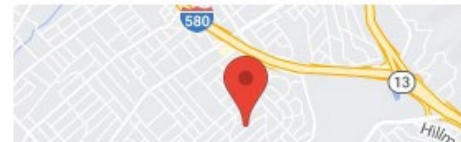


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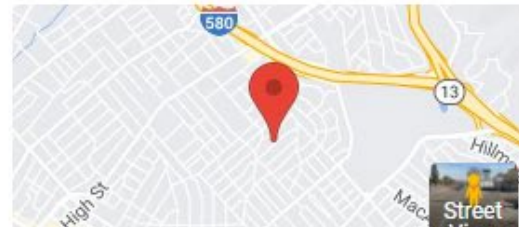
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For Sale

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2937 Rawson St. Oakland. CA 94619



More about this property

Full Name

Email

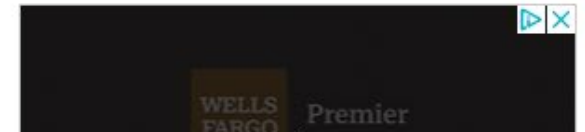
Phone

I am interested in 2937 Rawson St.

- I have served in the U.S. Military.
- Get pre-approved by a lender.

Email Agent

By proceeding, you consent to receive calls and texts at the number you provided, including marketing by autodialer and prerecorded and artificial voice, and email, from realtor.com and [others](#) about your inquiry and other home-related matters, but not as a condition of any purchase; this applies regardless of whether you check, or leave un-checked, any box above. [More...](#)



NEW



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[Veterans: Check 2022 VA Loan Requirements](#) | [What can you buy? \(It's easy to find out\)](#)



The opportunity that you've been waiting for is now here in the lovely and renowned neighborhood of Maxwell Park. First time on the market in over fifty-years, this two bedroom and one bathroom home has great potential. There is an unfinished basement that can be converted to a third bedroom and a second bathroom. The rear yard lends a great space for an ADU.

Sotheby's
INTERNATIONAL REALTY

Brokered by: Golden Gate Sotheby's International Realty

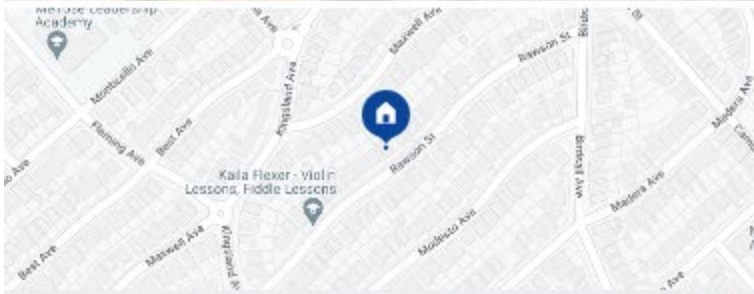
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Save Share More

2 bd | 1 ba | 1,187 sqft

2937 Rawson St, Oakland, CA 94619

Sold: \$587,500 | Sold on 10/13/22 | Zestimate®: \$587,800

Est. refi payment: \$3,643/mo Refinance your loan

Home value Owner tools Home details Neighborhood details



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Home value



Zestimate range

\$541,000 - \$641,000

Remodeling Budget

Finish Basement – Add Bedroom & Bath	\$100,000
Kitchen Remodel	\$30,000
Bathroom Remodel	\$15,000
Paint Inside & Out	\$20,000
New Flooring	\$10,000
New ADU	\$180,000
Soft Costs (Contingency, Plans & Permits)	<u>\$45,000</u>
Total	\$400,000

Let's Look at the Numbers...

Listing #1

- Sales Price: \$587,500
- Remodeling \$400,000
- Total: \$987,500

- **Down Payment:**
 - FHA 3.5% down: **\$34,563**
 - Loan Amount: \$969,613*
 - *Includes UFMIP

Listing #2

- Sales Price: \$1,100,000
- Remodeling \$-0-
- Total \$1,100,000

- **Down Payment:**
 - Conventional **\$129,300**
 - 12% down
 - Loan Amount \$970,800

Let's Look at the Numbers...

Listing #1

• \$969,613 @ 7.0%*	\$6,450
• Property Tax (1.3%)	\$ 636
• Mort Ins.	\$ 687
• Insurance	<u>\$ 150</u>
• Total	\$7,923
• ADU Income	(\$2,500)
• NET	\$5,423
• *APR 7.373% (10/25/22)	

Listing #2

• \$970,800 @ 6.25%*	\$5,977
• Property Tax (1.3%)	\$1,191
• Mort Ins.	\$ 210
• Insurance	<u>\$ 150</u>
• Total	\$7,528
• *APR 6.547% (10/25/22)	

Think Outside the Box

Close As-Is on any property in any condition

Look for smaller / lower priced homes to help your clients get into the market and build wealth.

More Probate and Trust listings coming on the market that need to be modernized – “Cash Only” listings are False Advertising.

Build a Team of Trusted Advisors

Skip Schenker



“Everyone deserves a home they LOVE, that’s a reflection of who they are, where their family can THRIVE”

Skip Schenker

Guaranteed Rate Affinity

800-385-3503

NMLS# 263954

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