



WELCOME HOME

3111-3115 Harrison Street, Oakland

Dear Future Harrison Street Homeowner,

I think that I was one of the few people who purchased a property in Alameda County in December of 2008. I wanted to purchase a duplex so I could share the place with the mother of my twins. 3111-3115 Harrison Street fit all of our needs. It also made for an easy commute for me to San Francisco.

Initially, I occupied the upper unit (3115). What I loved about the upstairs units was all the storage spaces available for a two-bedroom place. Moreover, I loved the front room and enjoyed the fireplace. The front porch is sunny in the morning and shaded in the afternoons.

Most of the time, I lived in the lower unit. It needed more work to open it up, but once I updated the kitchen, the space so much bigger and open. I enjoyed turning the garage into a dance area and having smores on the back patio when I would throw kids' parties for my twins. Utilizing all that space made it 3111 Harrison feel like a 1600 sq ft home. The garage had plenty of space and storage for my various projects. The back patio felt like a sitting room attached to my bedroom.

A major advantage of this home is its proximity to everything. If you like to get your steps in, it is almost 10,000 steps to walk from the property and around Lake Merritt. I would do that every day on the weekends and often throughout the work week. I love the Lake; it represents the best of Oakland. You will see people from so many different walks of life sharing this public space. From festivals to races to drum circles there is always something to see or do. It is also a brisk walk to the Lake Merritt Farmers' Market on Saturdays. Lakeshore has all kinds of shops and restaurants to explore.

Several of the property owners on the block have been there for years. This is rare for this part of the Lake. However, people know the value of these properties and intend to hold on to them. We did not have any major issues with crime. My daughters felt safe going freely back and forth between the two units from when they were toddlers to young adults.

So, whether you are looking for an investment property or you have multi-family needs, this property can continue to serve multiple purposes. I was shocked by the tax savings of home ownership combined with an investment property. However, it is also a solid investment for someone who just hopes to rent it the whole thing out. I have no regrets purchasing this home, as it served my daughters and I well for almost 16 years. I hope the next property owner will do the same and contribute to this dynamic Oakland community.

Enjoy!

Patrick



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