



Hosking Associates, Inc.

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## For Rent / Lease:

Address: 5401 Live Oak  
City: Oakley, CA

Price: \$1,400 home only  
\$1,650 home with warehouse (+/- 900 Sq Ft)

Deposit: \$2,800 deposit

Move-in: \$4,200 (deposit + first months rent)

Size: 4 bedrooms  
2 baths  
approx 2200 sq ft.  
lot =  $\frac{3}{4}$  +/- acres

Parking 1 Car garage

**Application process:** Call agent for application or download a copy from [www.NiceHomes4u.com/application.pdf](http://www.NiceHomes4u.com/application.pdf) We check credit. A \$25 fee will apply for each adult applicant. A separate application is required for each adult applicant except spouse.

5401-A Live Oak: Rented seperately, do not disturb occupant

Garage: Included for use by 5401 Live Oak.

Viewing: Call agent for appointment. Most showings will be arranged on Saturday or Sunday mornings. Alternately, if occupant at 5401-A is home, he might be available to show. Direct all questions to agent only.

Condition: offered as-is only. Offered price reflects current condition of home.



**LEFT PICTURE:** Carport and garage (behind green vehicle) is available for use. Studio apartment rented separately (5401-A) is located immediately behind the carport.



**RIGHT PICTURE:** The single car garage can be seen (green door) near the left side of the picture.

Home is situated in a rural setting of Oakley, large lot with approximately  $\frac{3}{4}$  acres. Agricultural water is available as option for flat fee unmetered usage. Tenant pays all utilities. Many possibilities exist for usage. Tenants desiring country style living setting is most appropriate. As such, please know that condition reflects such lifestyle.

Also available for slightly higher rent is usage of home with separate warehouse structure for additional parking or storage of equipment. Owner estimates that warehouse is approximately 900 sq ft. **Landscaper, contractor** or other **small business owner** requiring space to store equipment will be most appropriate tenant/user. Property is zoned commercial so it may be possible to obtain a business license and use permit from city to operate business. Tenants responsibility to comply with all zoning/business use requirements. There is also a gated driveway to permit large vehicles to be parked off street at the rear. Perfect for vehicles/trucks that have equipment and which is not desirable to park such vehicles in visible locations at street.

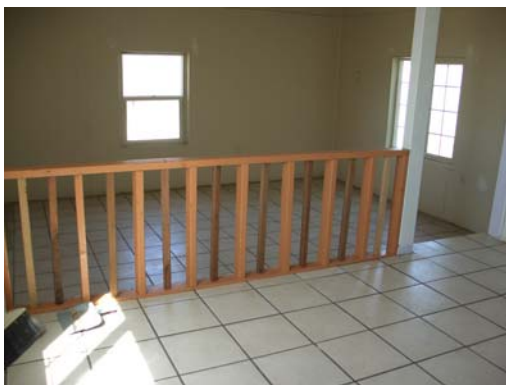


# Kitchen and immediate area

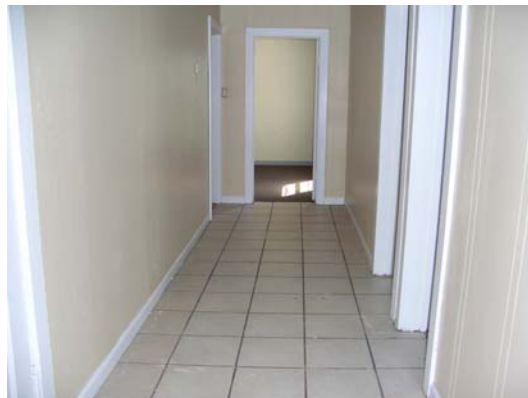
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Kitchen.



Dining Room, Bonus room behind railing.



Top Left: Living Room with fireplace  
Top Right: Hallway from entry  
Right: Laundry Room



## Other Rooms:

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Hall bathroom, bedrooms (4), 1 bedroom has fireplace.