

FOR SALE | 15 UNITS

# 2601 - 2605 HIGH STREET, OAKLAND, CA 94619

2605 HIGH STREET, OAKLAND, CA 94619



**COMMERCIAL  
PROPERTY  
GROUP**

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**OAK TREE  
PROPERTY GROUP**  
CAL DRE #02077996

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Commercial Property Group makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Commercial Property Group does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions,vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Commercial Property Group in compliance with all applicable fair housing and equal opportunity laws.

# PROPERTY INFORMATION





# UNIT MIX SUMMARY

UNIT TYPE	BEDS	BATHS	COUNT	% OF TOTAL
Studio	-	1	2	13.30%
1 Bed / 1 Bath	1	1	3	20%
2 Bed / 1 Bath	2	1	5	33.30%
3 Bed / 2 Bath	3	2	1	6.70%
Commercial	-	-	4	26.70%
TOTALS/AVERAGES			15	100%

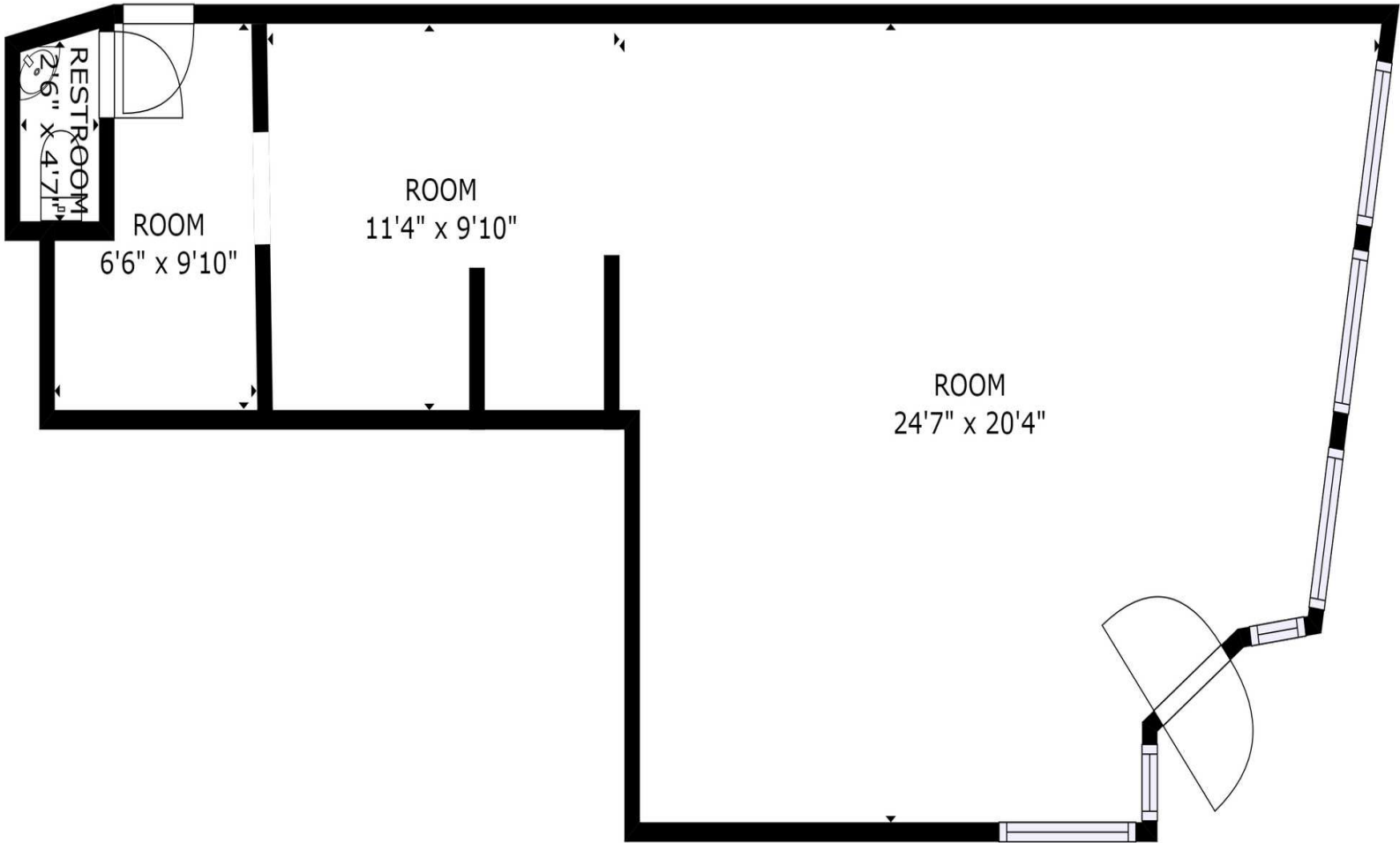
# ADDITIONAL PHOTOS



# ADDITIONAL PHOTOS



# FLOOR PLANS



# FINANCIAL ANALYSIS



# RENT ROLL

SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	MARKET RENT	MARKET RENT / SF
4146 (Vacant)	1	1	550 SF	\$1,495	\$2.72	\$1,495	\$2.72
4148	2	1	675 SF	\$977	\$1.45	\$2,250	\$3.33
4150	2	1	675 SF	\$1,840	\$2.73	\$2,250	\$3.33
4152	2	1	675 SF	\$1,840	\$2.73	\$2,250	\$3.33
4154	2	1	675 SF	\$1,895	\$2.81	\$2,250	\$3.33
4156	3	2	850 SF	\$2,450	\$2.88	\$2,750	\$3.24
4158A	1	1	575 SF	\$933	\$1.62	\$1,750	\$3.04
4158B	2	1	609 SF	\$1,950	\$3.20	\$1,995	\$3.28
4158C	1	1	575 SF	\$1,495	\$2.60	\$1,750	\$3.04
4158D (Vacant)	-	1	500 SF	\$1,600	\$3.20	\$1,600	\$3.20
4158E (Vacant)	-	1	500 SF	\$1,495	\$2.99	\$1,495	\$2.99
2601 Commercial	-	-	550 SF	\$1,100	\$2.00	\$1,100	\$2.00
2603A Commercial (lease in process)	-	-	550 SF	\$850	\$1.55	\$900	\$1.64
2603B Commercial	-	-	550 SF	\$850	\$1.55	\$900	\$1.64
2605 Commercial	-	-	675 SF	\$750	\$1.11	\$900	\$1.33
<b>TOTALS</b>			9,184 SF	\$21,519	\$35.14	\$25,635	\$41.44
<b>AVERAGES</b>			612 SF	\$1,435	\$2.34	\$1,709	\$2.76

# FINANCIAL SUMMARY

INVESTMENT OVERVIEW	CURRENT	MARKET
Price	\$2,000,000	\$2,000,000
Price per Unit	\$133,333	\$133,333
Price per SF	\$232	\$232
CAP Rate	8.24%	10.6%
GRM	7.75	6.5
Cash-on-Cash Return (yr 1)	9.41%	15.4 %
Total Return (yr 1)	\$89,065	\$136,975
Debt Coverage Ratio	1.84	2.37
OPERATING DATA	CURRENT	MARKET
Gross Scheduled Income	\$258,228	\$307,620
Other Income	-	-
Total Scheduled Income	\$258,228	\$307,620
Vacancy Cost	\$7,746	\$9,228
Gross Income	\$250,481	\$298,391
Operating Expenses	\$85,613	\$85,613
Net Operating Income	\$164,868	\$212,778
Pre-Tax Cash Flow	\$75,266	\$123,176
FINANCING DATA	CURRENT	MARKET
Down Payment	\$800,000	\$800,000
Loan Amount	\$1,200,000	\$1,200,000
Debt Service	\$89,602	\$89,602
Debt Service Monthly	\$7,466	\$7,466
Principal Reduction (yr 1)	\$13,799	\$13,799

# INCOME & EXPENSES

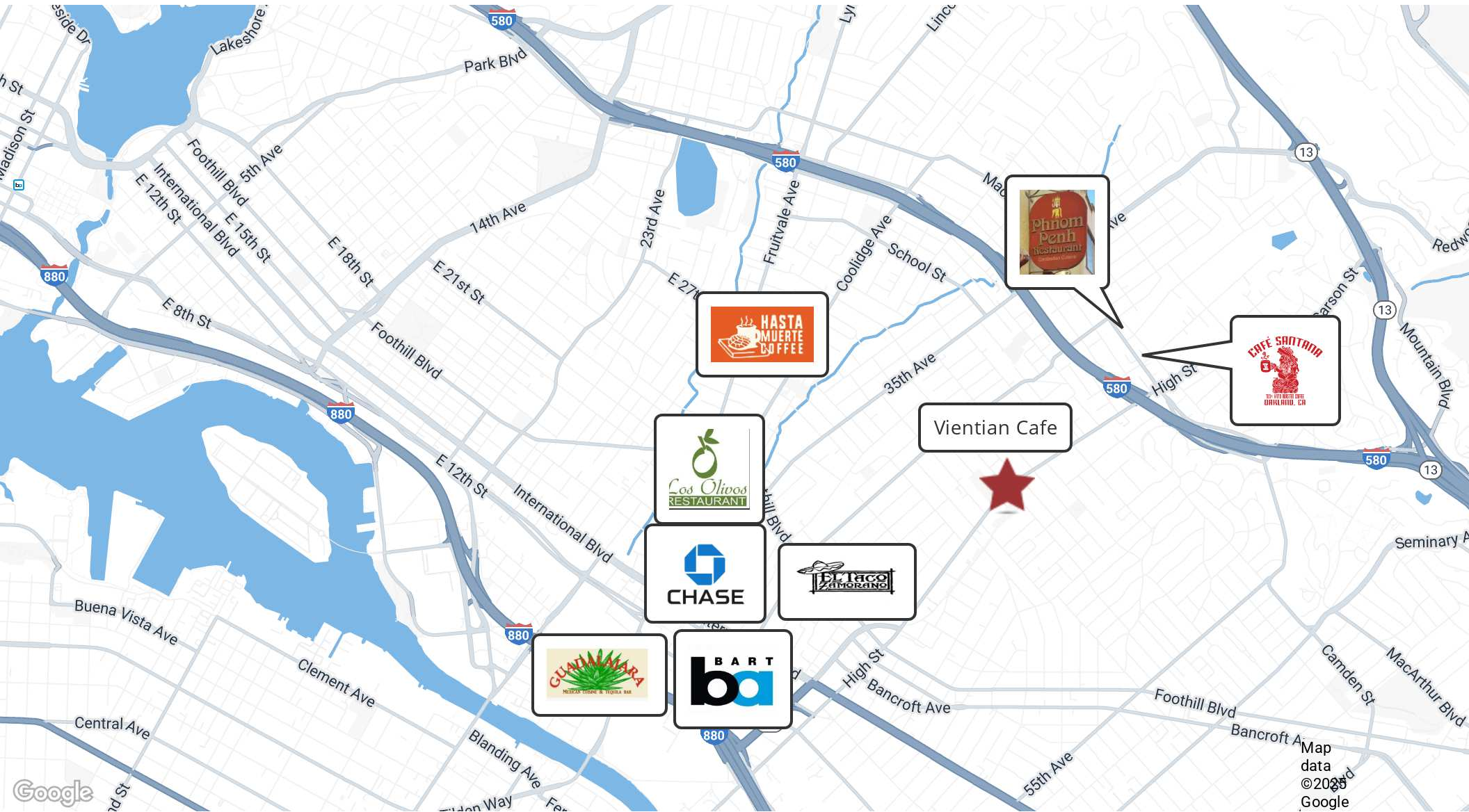
INCOME SUMMARY	CURRENT	MARKET
Rental Income	\$258,229	\$307,620
Vacancy Cost	(\$7,747)	(\$9,229)
<b>GROSS INCOME</b>	<b>\$250,482</b>	<b>\$298,391</b>
EXPENSES SUMMARY	CURRENT	MARKET
Real Estate Taxes @1.2603%	\$25,206	\$25,206
Special Assessments	\$2,831	\$2,831
Insurance	\$10,974	\$10,974
PG&E	\$614	\$614
Water (Average)	\$8,790	\$8,790
Garbage	\$11,866	\$11,866
Oakland Rent Adjustment Fee (\$110 Per Unit/Year)	\$1,111	\$1,111
Business License	\$2,621	\$2,621
Repairs & Maintenance @ \$650 Per Unit	\$9,750	\$9,750
Replacement Reserves @ \$250 Per Unit	\$3,750	\$3,750
Landscaping, Janitorial & Push/Pull	\$8,100	\$8,100
<b>OPERATING EXPENSES</b>	<b>\$85,613</b>	<b>\$85,613</b>
<b>NET OPERATING INCOME</b>	<b>\$164,869</b>	<b>\$212,778</b>

SECTION 3

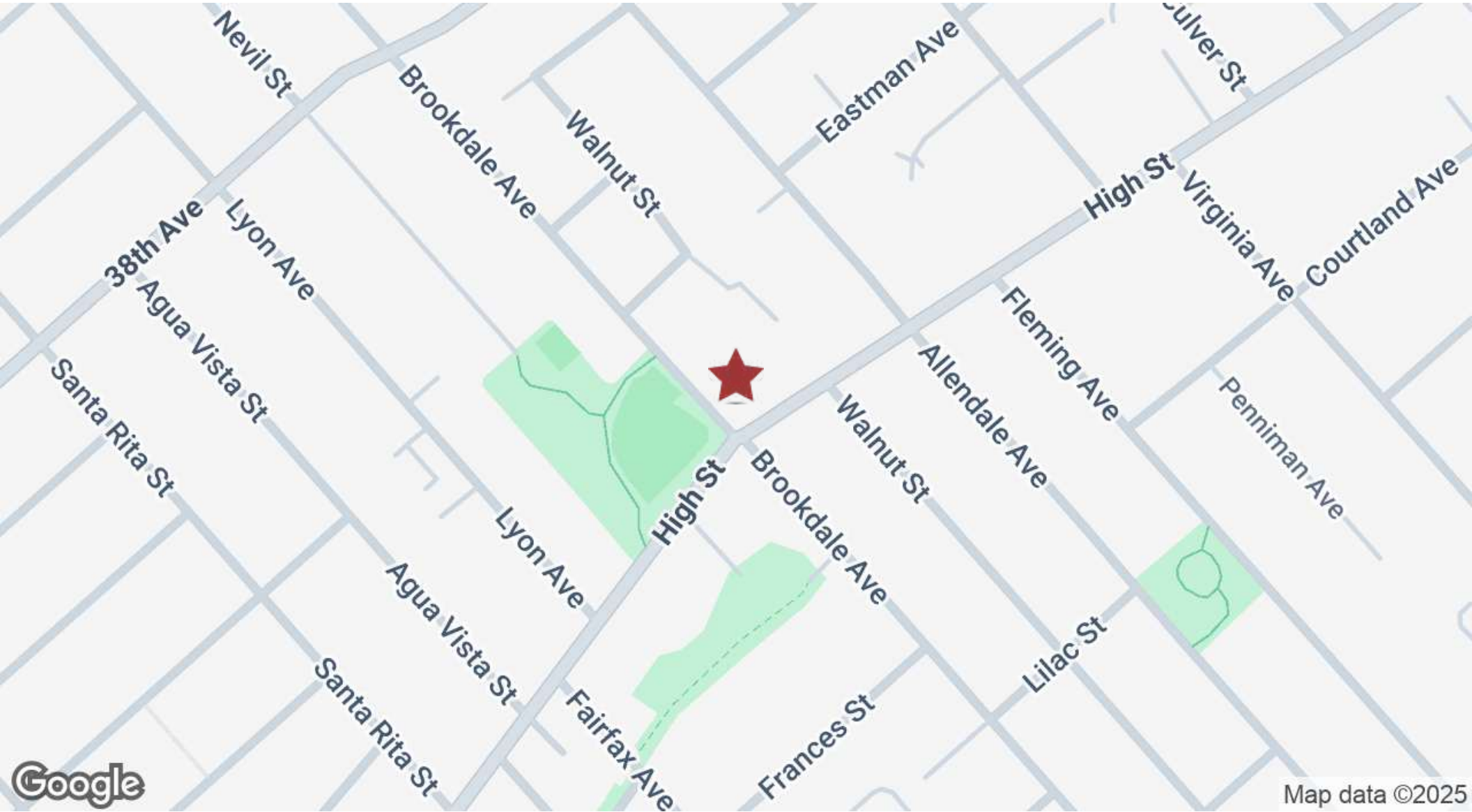
# LOCATION INFORMATION



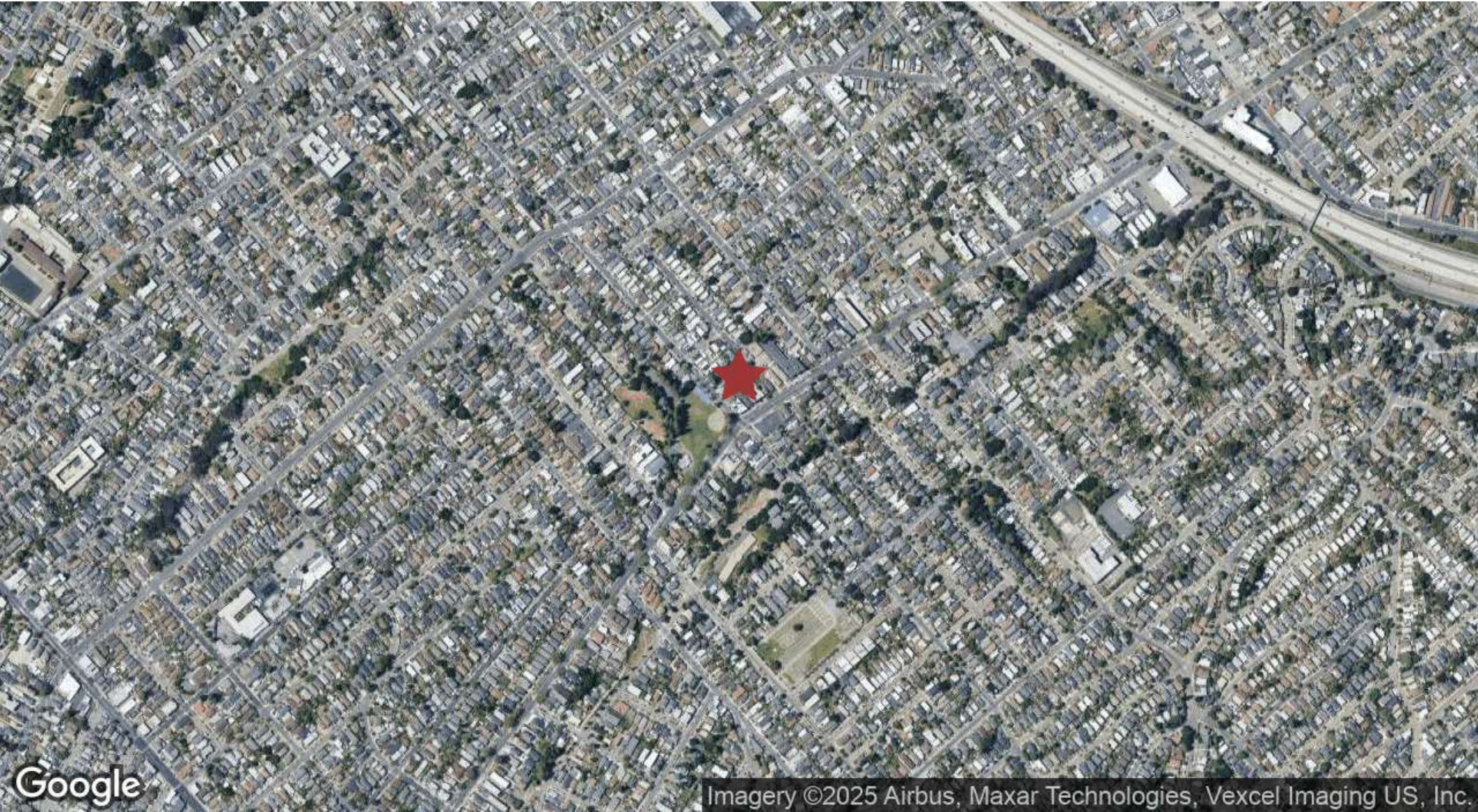
# RETAILER MAP



# LOCATION MAP



# AERIAL MAP



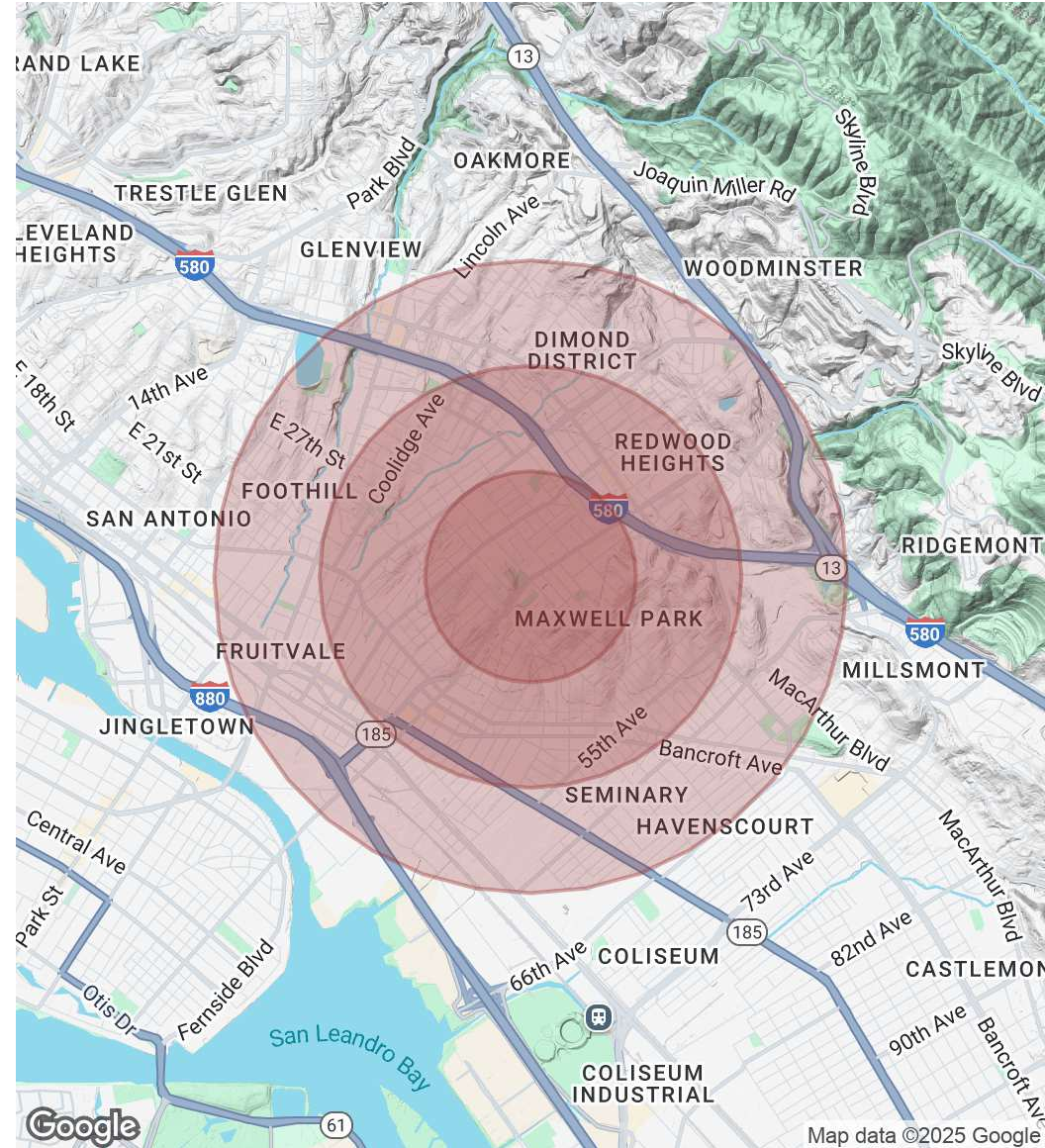
# DEMOGRAPHICS MAP & REPORT

POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	13,106	50,529	94,531
Average Age	30.5	31.9	33.2
Average Age (Male)	29.2	30.7	31.9
Average Age (Female)	32.1	34.0	34.8

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	4,260	16,734	31,789
# of Persons per HH	3.1	3.0	3.0
Average HH Income	\$51,936	\$55,129	\$59,362
Average House Value	\$382,251	\$411,919	\$473,859

2020 American Community Survey (ACS)



Map data ©2025 Google

# ADVISOR BIOS



# ADVISOR BIO 1



STEPHEN PAGONES

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CalDRE #01760998

## PROFESSIONAL BACKGROUND

Stephen Pagones' extensive experience and success in the real estate industry, particularly in the marketing and sale of multifamily investments in Northern California, make him a highly qualified professional in this field. His impressive track record of approximately \$1 billion in real estate transactions demonstrates a deep understanding of the market and a strong ability to facilitate successful deals.

His early achievements, such as being named "Rookie of the Year" and subsequently "Top Salesperson," indicate that he quickly established himself as a competent and effective broker. These achievements, along with his family's long history in the real estate business, suggest that he has a solid foundation of knowledge and experience upon which to build his career.

The numerous professional awards he has received, including those from CoStar Group, Keller Williams (KW), Bay East Association of Realtors, and Berkshire Hathaway HomeServices (BHHS), further attest to his expertise and success in the industry. These awards recognize his significant contributions to commercial real estate sales and his consistent high performance.

Pagones' background as a rental specialist and showing agent during his teenage years likely provided him with valuable insights into the rental market and the needs of tenants, which can be beneficial when marketing and selling multifamily properties.

Overall, Stephen Pagones' credentials and accolades suggest that he is a highly respected and accomplished broker in the Northern California real estate market,

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# ADVISOR BIO 2



MICHAEL PAGONES

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CaIDRE #01749383

## PROFESSIONAL BACKGROUND

Michael Pagones joined Commercial Property Group in 2024 specializing in the marketing and sale of multifamily investments throughout Alameda County. Mr. Pagones started his commercial real estate career in 2005 with Marcus & Millichap, a national commercial real estate investment firm, specializing in the sale of apartment buildings throughout Sacramento and Placer County. After working at M&M for 5 years, Mr. Pagones was offered the opportunity to start the commercial division with his Brother at his Father's firm Harbor Bay Realty. While at Harbor Bay Realty Mr. Pagones focused on the marketing and sale of multifamily investments throughout the East Bay with an emphasis in Alameda, Oakland, Berkeley, San Leandro, and Hayward. Prior to joining CPG Mr. Pagones worked at KW Commercial in Oakland and became the Director of the Commercial division for the Oakland Office.

Some of Mr. Pagones' Professional awards include KW Platinum Award, KW Double Platinum Award, and HBR Presidents Circle Award

## EDUCATION

B.A., University of Arizona

Licensed California Real Estate Sales Agent

Currently completing course work for CCIM designation (Certified Commercial Investment Member)

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