

FOR SALE | 8 UNITS

1832 FRUITVALE AVENUE

OAKLAND, CA 94601



**COMMERCIAL
PROPERTY
GROUP**

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

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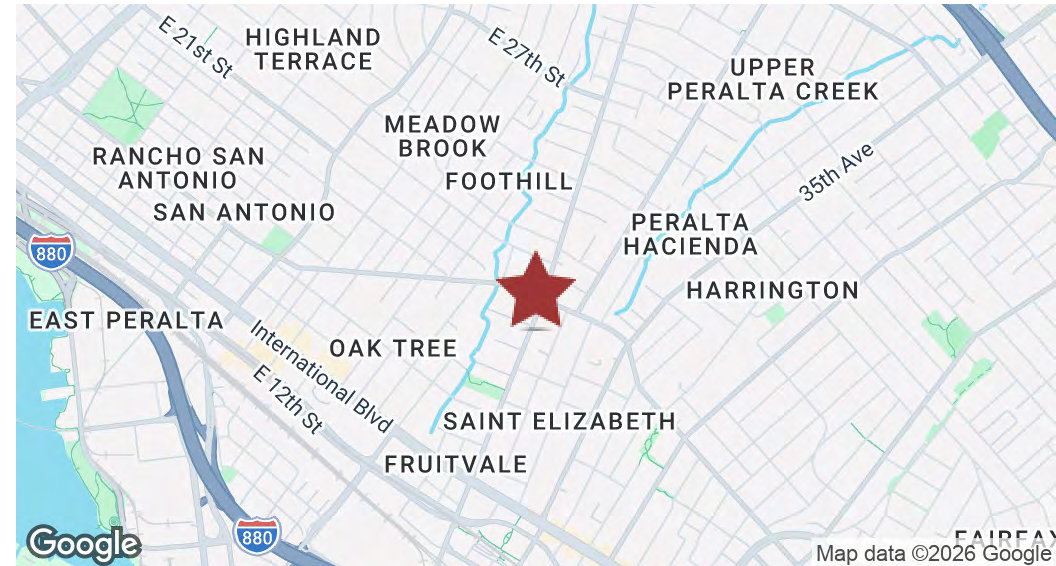
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. 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.

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price :	\$999,999
Price / Unit:	\$125,000 Per Unit
Building Size:	3,107 SF
Lot Size:	6,370 SF
Cap Rate:	6.51%
GRM:	8.02
Market Cap Rate:	8.1%
Market GRM:	8.4

PROPERTY OVERVIEW

1832 Fruitvale Avenue located in Oakland's Fruitvale neighborhood. This well-maintained apartment community was built in 1910 and consists of two buildings on one lot. The property boasts one 2 bedroom / 1 bath single-family home and 7 studio units. 1832 Fruitvale Avenue allows both local and regional investors the opportunity to acquire an investment in a popular market with strong growth potential of both income stream and investment value.

LOCATION OVERVIEW

1832 Fruitvale Avenue enjoys quick access to major Bay Area transportation arteries, directly connecting it to San Francisco, the East Bay, North Bay and the Silicon Valley. There is an abundance of retail conveniences, outdoor activities, entertainment venues with close proximity to Fruitvale BART and other regional public transportation. 1832 Fruitvale Avenue is located near the vibrant Foothill Blvd. with a surplus of shops, restaurants and entertainment.

SECTION 1

FINANCIAL ANALYSIS



FINANCIAL SUMMARY

INVESTMENT OVERVIEW	CURRENT	MARKET
Price	\$999,999	\$999,999
Price per Unit	\$124,999	\$124,999
Price per SF	\$321	\$321
CAP Rate	6.51%	9.6%
GRM	8.02	6.4
Cash-on-Cash Return (yr 1)	7.34%	17.48 %
Total Return (yr 1)	\$22,006	\$52,439
Debt Coverage Ratio	1.51	2.22
OPERATING DATA	CURRENT	MARKET
Gross Scheduled Income	\$124,625	\$156,000
Other Income	\$0	\$0
Total Scheduled Income	\$124,625	\$156,000
Vacancy Cost	\$3,738	\$4,680
Gross Income	\$120,886	\$151,320
Operating Expenses	\$55,830	\$55,830
Net Operating Income	\$65,056	\$95,489
Pre-Tax Cash Flow	\$22,006	\$52,439
FINANCING DATA	CURRENT	MARKET
Down Payment	\$300,000	\$300,000
Loan Amount	\$699,999	\$699,999
Debt Service	\$43,050	\$43,050
Debt Service Monthly	\$3,587	\$3,587
Principal Reduction (yr 1)	\$0	\$0

INCOME & EXPENSES

INCOME SUMMARY	CURRENT	MARKET
Rental Income	\$124,625	\$156,000
GROSS INCOME	\$124,625	\$156,000
EXPENSE SUMMARY	CURRENT	MARKET
Real Estate Taxes (New @ 1.2779%)	\$12,778	\$12,778
Special Assessments	\$7,495	\$7,495
Insurance (Actual)	\$6,358	\$6,358
Electricity	\$2,763	\$2,763
Gas	\$1,890	\$1,890
Water (Estimated / Average Current Bill)	\$8,700	\$8,700
Garbage	\$7,216	\$7,216
Maintenance & Repairs @ \$650 Per Unit	\$5,200	\$5,200
Replacement Reserves @ \$250 Per Unit	\$2,000	\$2,000
Business License	\$879	\$879
Oakland Rent Adjustment Program @ \$68.50 Per Unit	\$548	\$548
GROSS EXPENSES	\$55,830	\$55,830
NET OPERATING INCOME	\$65,056	\$95,489

RENT ROLL

UNIT NUMBER	UNIT BED	UNIT BATH	UNIT SIZE (SF)	CURRENT RENT	MARKET RENT	MARKET RENT/SF
1	0	1	425	\$1,360	\$1,550	\$3.65
2	0	1	425	\$983	\$1,550	\$3.65
3	0	1	425	\$1,425	\$1,550	\$3.65
4	0	1	425	\$938	\$1,550	\$3.65
5	0	1	425	\$954	\$1,550	\$3.65
6	0	1	425	\$1,450	\$1,550	\$3.65
7	0	1	425	\$1,450	\$1,550	\$3.65
8	2	1	693	\$1,823	\$2,150	\$3.10
TOTALS/AVERAGES			3,668	\$10,385	\$13,000	\$3.58

SECTION 2

PROPERTY INFORMATION



COMPLETE HIGHLIGHTS



LOCATION INFORMATION

Street Address	1832 Fruitvale Avenue
City, State, Zip	Oakland, CA 94601
County	Alameda

BUILDING INFORMATION

Sale Price:	\$999,999
Price / Unit:	\$125,000 Per Unit
NOI	\$65,056
Cap Rate	6.51%
GRM	8.02
Market Cap Rate	9.55%
Market GRM	6.41
Year Built	1910

PROPERTY HIGHLIGHTS

- 7 Studio Units
- 1 Detached House with Side Yard Patio
- Exceptional Fruitvale Location
- Upside Potential in Rents
- On-site Tenant Parking
- Tenant Common Area
- Great Fruitvale Location

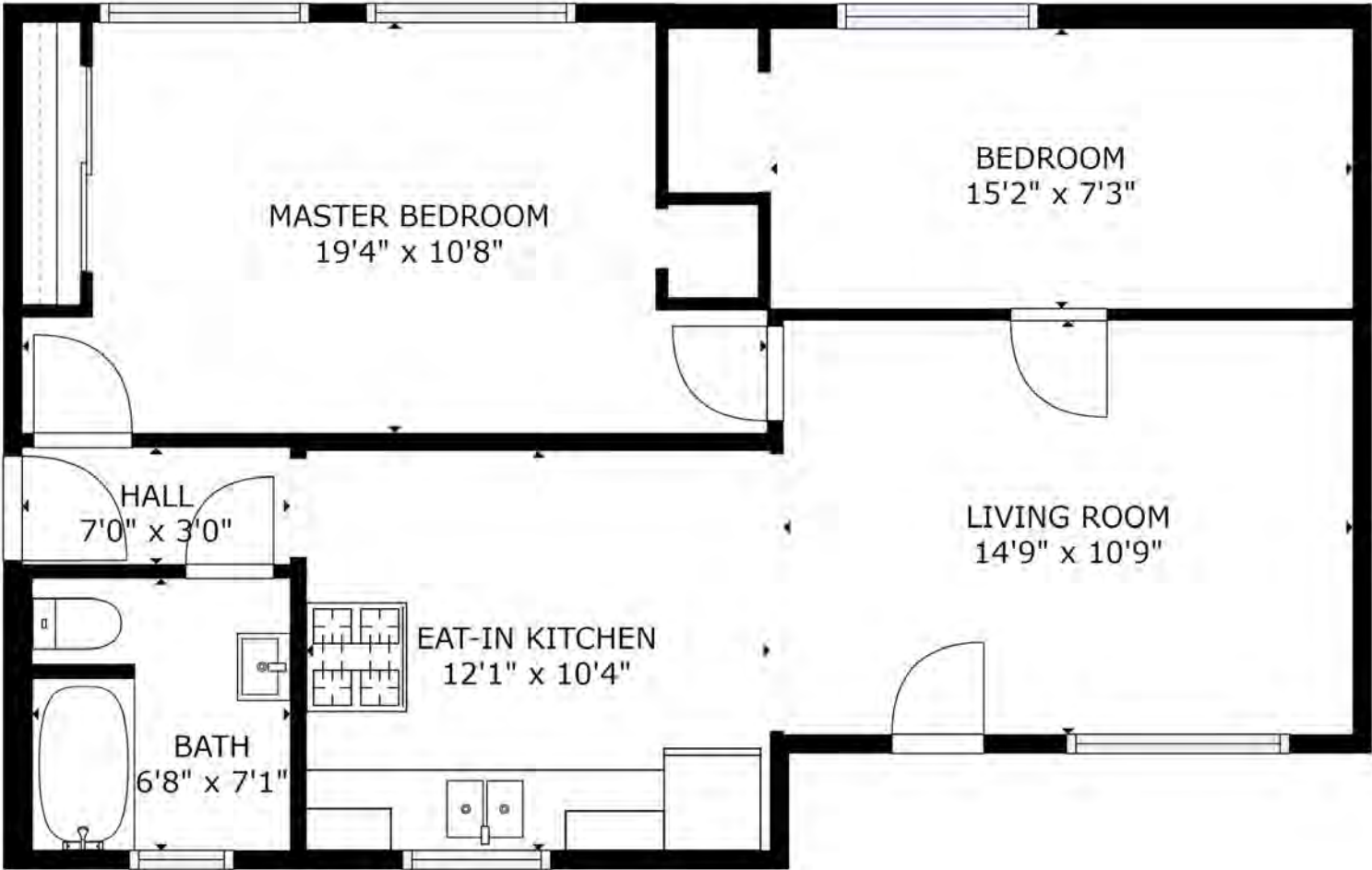
ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



FLOOR PLAN - REAR HOUSE



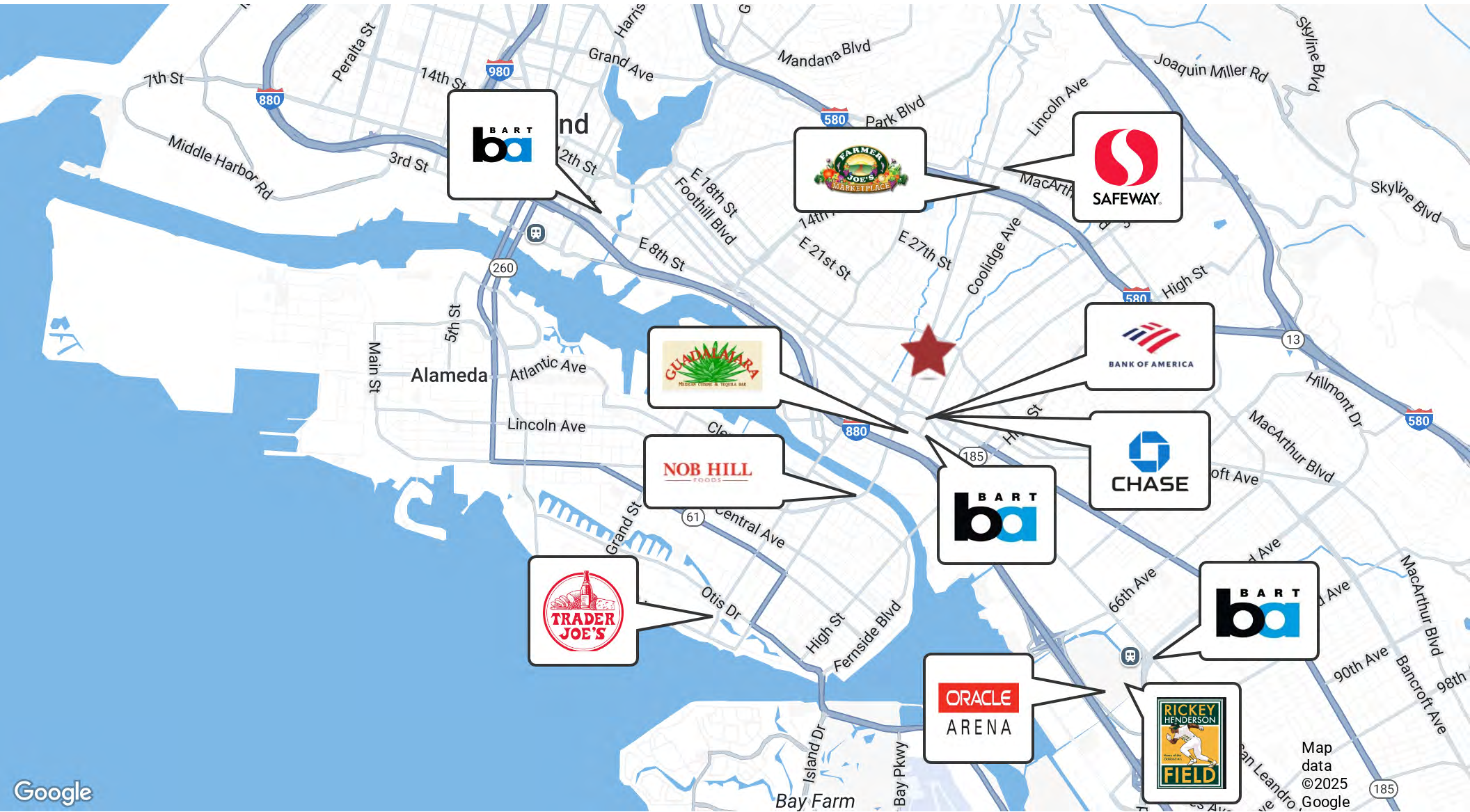
GROSS INTERNAL AREA
FLOOR 1: 693 sq ft
TOTAL: 693 sq ft

SECTION 3

LOCATION INFORMATION



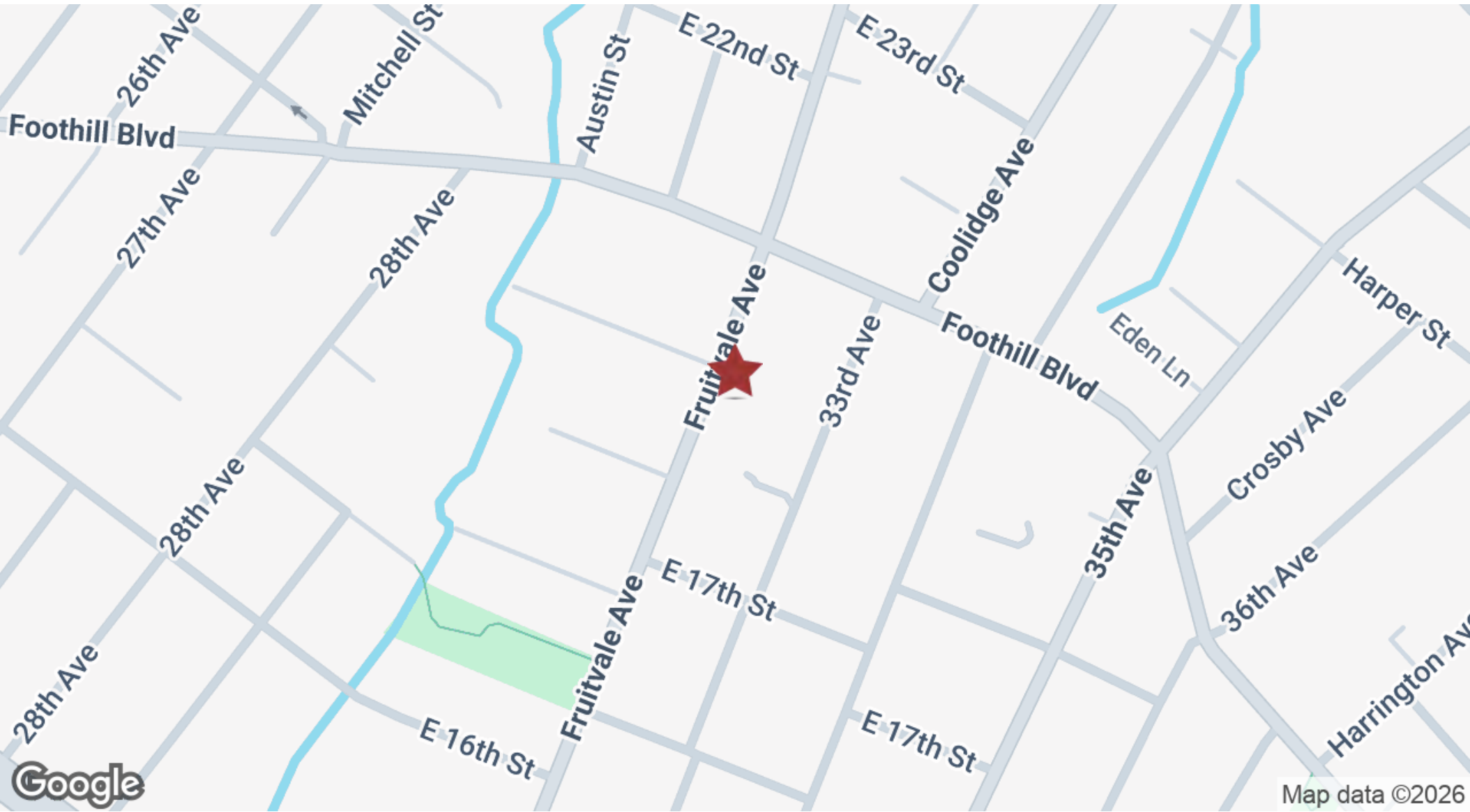
RETAILER MAP



Google

Map data ©2025 Google

LOCATION MAPS



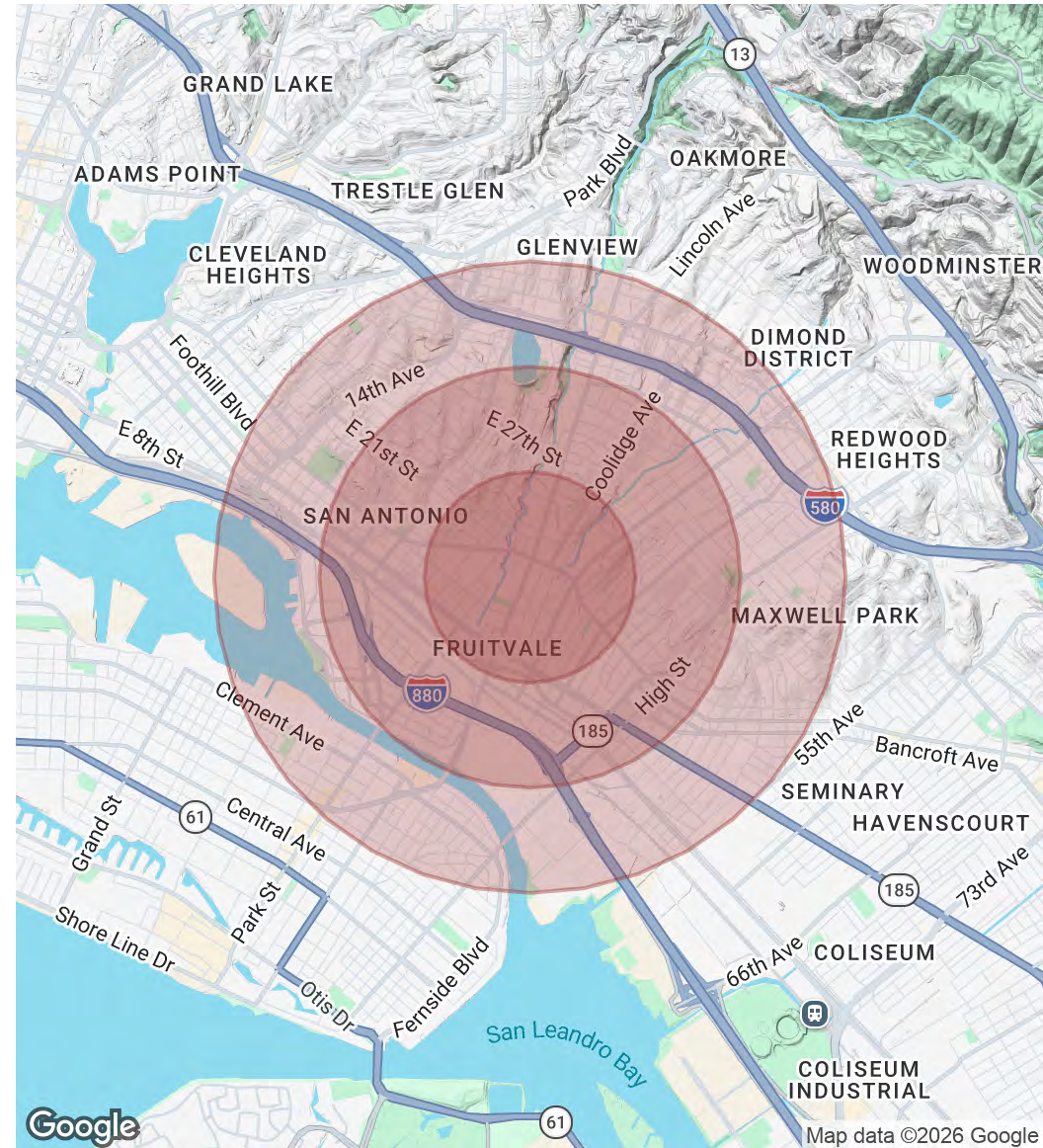
AERIAL MAPS



DEMOGRAPHICS MAP & REPORT

POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	17,935	53,272	96,948
Average age	29.6	30.6	32.3
Average age (Male)	29.8	29.8	31.1
Average age (Female)	29.4	31.2	33.5
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total households	5,120	15,707	31,379
# of persons per HH	3.5	3.4	3.1
Average HH income	\$45,307	\$47,752	\$53,971
Average house value	\$441,790	\$423,815	\$453,482

* Demographic data derived from 2020 ACS - US Census



ADVISOR BIO 1



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ADVISOR BIO 2



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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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