

FOR SALE | 6 UNITS

6625 BANCROFT AVENUE

OAKLAND, CA 94605



**COMMERCIAL
PROPERTY
GROUP**

STEPHEN PAGONES

CalDRE #01760998
510.255.2248
sp@recpg.com

MICHAEL PAGONES

CalDRE #01749383
510.301.3557
mp@recpg.com



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

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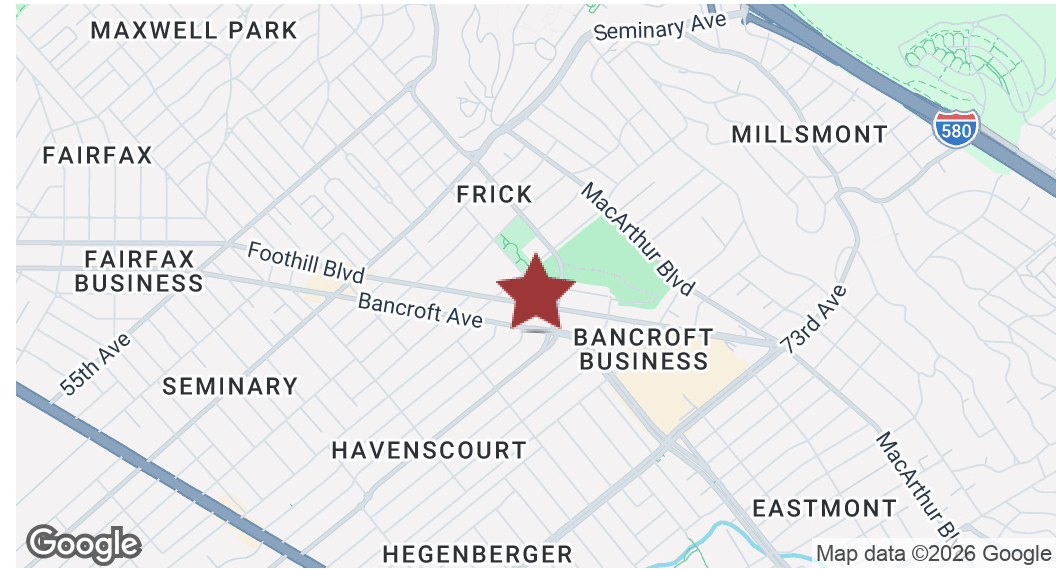
Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and 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.

SECTION 1

PROPERTY INFORMATION



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price :	\$1,095,000
Price / Unit:	\$182,500 Per Unit
Building Size:	5,001 SF
Lot Size:	3,670 SF
Price / SF:	\$218
Cap Rate:	7.45%
GRM:	8.38
Market Cap Rate:	10.3%
Market GRM:	6.74
NOI:	\$81,584
Year Built:	1946

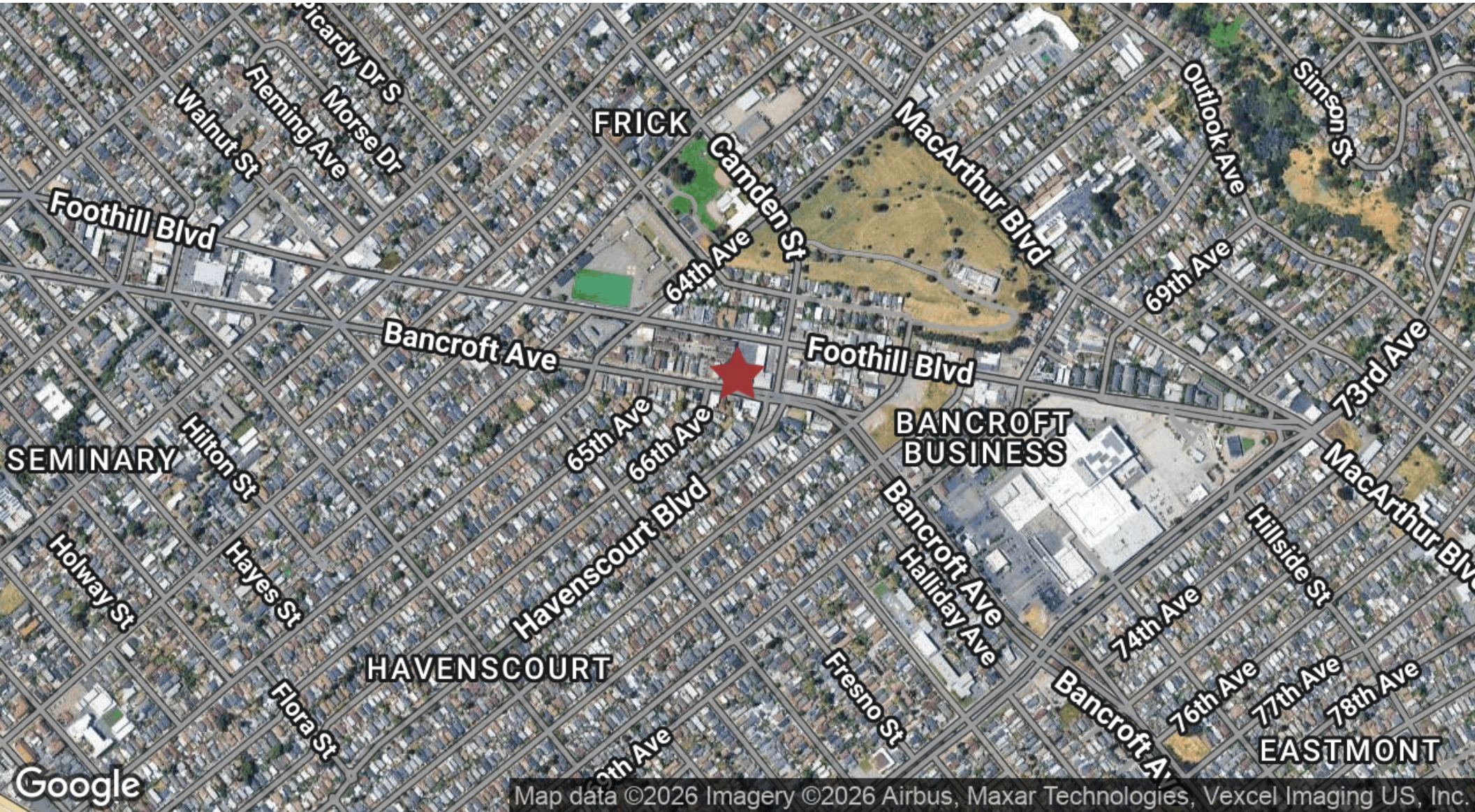
PROPERTY OVERVIEW

Introducing an exceptional investment opportunity at 6625 Bancroft Avenue in Oakland, California. This well-maintained 5,001-square-foot multifamily property consists of six residential units originally constructed in 1946. Located in Oakland's thriving Bancroft Business District, the property offers investors a rare combination of stable income potential, strong rental demand, and long-term appreciation. The building features six two-bedroom, one-bathroom apartments, providing an attractive unit mix for tenants seeking comfortable and functional living spaces. A key advantage of the property is that each unit is individually metered for both PG&E and water service, significantly reducing owner-paid utility expenses and enhancing overall cash flow. The property's efficient operating structure, coupled with its desirable location, creates an attractive opportunity for both seasoned investors and those looking to expand their multifamily portfolio. With its classic character, strong fundamentals, and income-generating potential, 6625 Bancroft Avenue represents a compelling acquisition in one of Oakland's established residential corridors. Don't miss this opportunity to own a valuable multifamily asset with the potential for continued growth and long-term returns.

LOCATION MAP



AERIAL MAP



SECTION 2

FINANCIAL ANALYSIS



FINANCIAL SUMMARY

INVESTMENT OVERVIEW	CURRENT	MARKET
Price	\$1,095,000	\$1,095,000
Price per Unit	\$182,500	\$182,500
Price per SF	\$218	\$218
CAP Rate	7.45%	10.3%
GRM	8.38	6.7
Cash-on-Cash Return (yr 1)	7.01%	19.23 %
Total Return (yr 1)	\$27,260	\$58,431
Debt Coverage Ratio	1.28	1.77
OPERATING DATA	CURRENT	MARKET
Gross Scheduled Income	\$130,692	\$162,500
Other Income	-	-
Total Scheduled Income	\$130,692	\$162,500
Vacancy Cost	\$2,613	\$3,250
Gross Income	\$128,078	\$159,250
Operating Expenses	\$46,494	\$46,494
Net Operating Income	\$81,584	\$112,755
Pre-Tax Cash Flow	\$17,872	\$49,043
FINANCING DATA	CURRENT	MARKET
Down Payment	\$255,000	\$255,000
Loan Amount	\$840,000	\$840,000
Debt Service	\$63,712	\$63,712
Debt Service Monthly	\$5,309	\$5,309
Principal Reduction (yr 1)	\$9,388	\$9,388

INCOME & EXPENSES

INCOME SUMMARY	CURRENT	MARKET
Rental Income	\$130,693	\$162,500
Vacancy Cost	(\$2,614)	(\$3,250)
GROSS INCOME	\$128,079	\$159,250
EXPENSES SUMMARY	CURRENT	MARKET
Real Estate Taxes @ 1.2771%	\$13,984	\$13,984
Special Assessments	\$5,805	\$5,805
Garbage & Recycling	\$6,000	\$6,000
Landscaping/Push Pull	\$2,400	\$2,400
Pest Control	\$2,274	\$2,274
City of Oakland Business License	\$1,334	\$1,334
City of Oakland RAP Fees	\$822	\$822
Replacement Reserves @ \$250 Per Unit	\$1,500	\$1,500
Maintenance & Repairs @ \$950 Per Unit	\$6,100	\$6,100
Insruance	\$4,000	\$4,000
PG&E (Individually metered)	\$67	\$67
Water & Sewer (Individually metered)	\$2,208	\$2,208
OPERATING EXPENSES	\$46,495	\$46,495
NET OPERATING INCOME	\$81,584	\$112,755

RENT ROLL

SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	MARKET RENT	MARKET RENT / SF	LEASE START	LEASE END
A	2	1	650 SF	\$2,150	\$3.31	\$2,250	\$3.46	06/03/2019	05/31/2020
B	2	1	650 SF	\$1,439	\$2.21	\$2,250	\$3.46	06/01/2019	-
6619	2	1	650 SF	\$1,108	\$1.70	\$2,250	\$3.46	06/01/2019	-
6621 (vacant)	2	1	650 SF	\$2,250	\$3.46	\$2,250	\$3.46	08/02/2021	07/31/2022
6623 (OHA)	2	1	650 SF	\$2,300	\$3.54	\$2,250	\$3.46	06/01/2019	-
6625	2	1	743 SF	\$2,000	\$2.69	\$2,250	\$3.03	04/24/2023	04/23/2024
TOTALS			3,993 SF	\$11,247	\$16.91	\$13,500	\$20.33		
AVERAGES			666 SF	\$1,875	\$2.82	\$2,250	\$3.39		

UNIT MIX SUMMARY

UNIT TYPE	BEDS	BATHS	COUNT	% OF TOTAL	SIZE SF	MIN RENT	MAX RENT	MARKET RENT	MARKET RENT/SF
2 Bedrooms / 1 Bath	2	1	6	100%	650 SF	\$1,048	\$2,175	\$2,150	\$3.31
TOTALS/AVERAGES			6	100%	650 SF	\$1,048	\$2,175	\$2,150	\$3.31

SECTION 3

SALE COMPARABLES

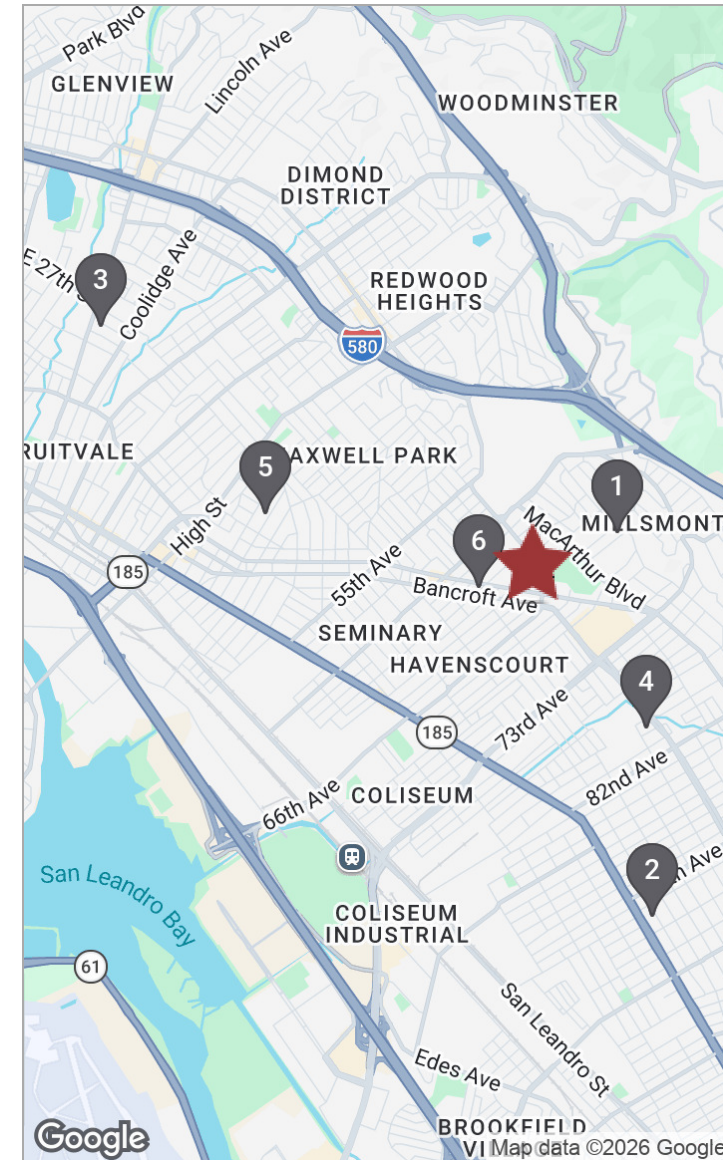


SALE COMPS SUMMARY

SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	PRICE/UNIT	CAP	GRM	# OF UNITS	
6625 Bancroft Avenue Oakland, CA 94605	\$1,095,000	5,001 SF	\$218.96	\$182,500	7.45%	8.38	6	
SALE COMPS	PRICE	BLDG SF	PRICE/SF	PRICE/UNIT	CAP	GRM	# OF UNITS	CLOSE
3585 66th Avenue								
1 Oakland, CA 94605	\$1,510,000	4,217 SF	\$358.07	\$188,750	6.5%	9	8	05/13/2026
9235 Holly Street								
2 Oakland, CA 94603	\$870,000	3,900 SF	\$223.08	\$174,000	6.0%	9.5	5	04/27/2026
3227 Prentiss Street								
3 Oakland, CA 94601	\$1,195,000	4,962 SF	\$240.83	\$199,166	8.1%	8.98	6	01/28/2026
2023 80th Avenue								
4 Oakland, CA 94621	\$1,150,000	4,140 SF	\$277.78	\$230,000	8.51%	6.7	5	11/10/2025
2169 48th Avenue								
5 Oakland, CA 94601	\$830,000	6,728 SF	\$123.37	\$166,000	5.65%	11.99	5	10/23/2025
2649 62nd Avenue								
6 Oakland, CA 94605	\$825,000	3,289 SF	\$250.84	\$165,000	6.63%	-	5	08/01/2025
	PRICE	BLDG SF	PRICE/SF	PRICE/UNIT	CAP	GRM	# OF UNITS	CLOSE
TOTALS/AVERAGES	\$1,063,333	4,539 SF	\$234.27	\$187,536	6.9%	9.23	5.67	

SALE COMPS MAP & SUMMARY

	NAME/ADDRESS	PRICE	BLDG SIZE	NO. UNITS	CAP RATE	PRICE/UNIT
★	6625 Bancroft Avenue Oakland, CA 94605	\$1,095,000	5,001 SF	6	7.45%	\$182,500
1	3585 66th Avenue Oakland, CA 94605	\$1,510,000	4,217 SF	8	6.50%	\$188,750
2	9235 Holly Street Oakland, CA 94603	\$870,000	3,900 SF	5	6%	\$174,000
3	3227 Prentiss Street Oakland, CA 94601	\$1,195,000	4,962 SF	6	8.10%	\$199,167
4	2023 80th Avenue Oakland, CA 94621	\$1,150,000	4,140 SF	5	8.51%	\$230,000
5	2169 48th Avenue Oakland, CA 94601	\$830,000	6,728 SF	5	5.65%	\$166,000
6	2649 62nd Avenue Oakland, CA 94605	\$825,000	3,289 SF	5	6.63%	\$165,000
	AVERAGES	\$1,063,333	4,539 SF	5	6.90%	\$187,153



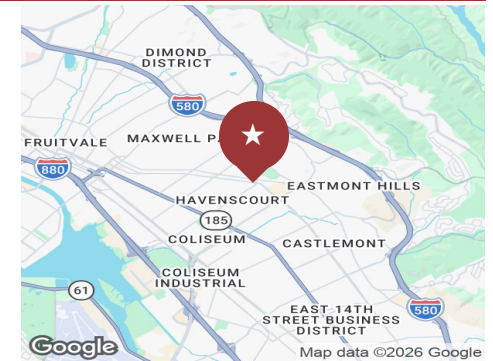
SALE COMPS



6625 BANCROFT AVENUE

Oakland, CA 94605

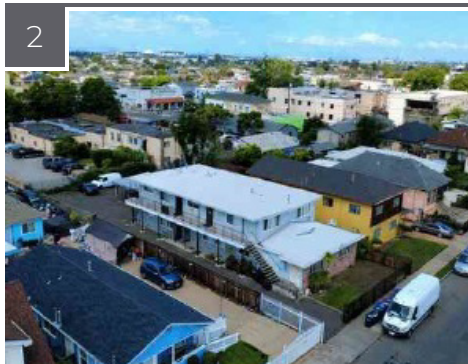
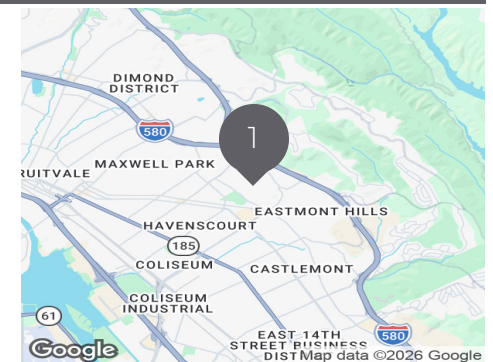
Price:	\$1,095,000	Bldg Size:	5,001 SF
Lot Size:	3,670 SF	No. Units:	6
Cap Rate:	7.45%	Year Built:	1946



3585 66TH AVENUE

Oakland, CA 94605

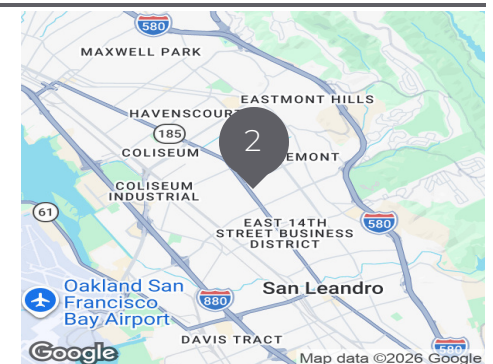
Price:	\$1,510,000	Bldg Size:	4,217 SF
Lot Size:	10,454 SF	No. Units:	8
Cap Rate:	6.50%	Year Built:	1964



9235 HOLLY STREET

Oakland, CA 94603

Price:	\$870,000	Bldg Size:	3,900 SF
Lot Size:	7,492 SF	No. Units:	5
Cap Rate:	6%	Year Built:	1966

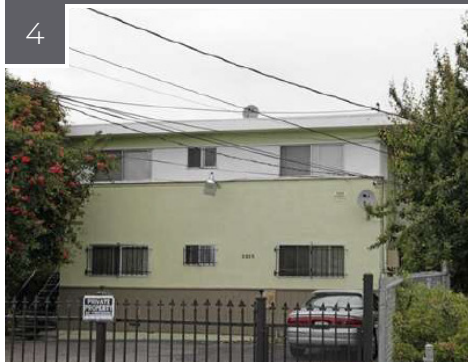
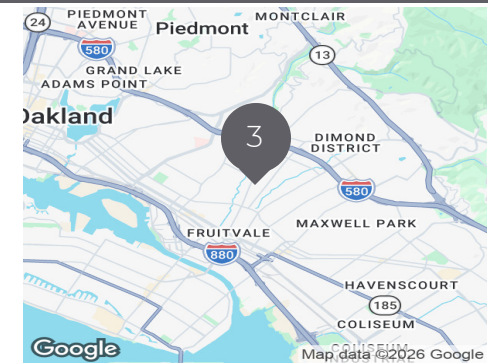


SALE COMPS



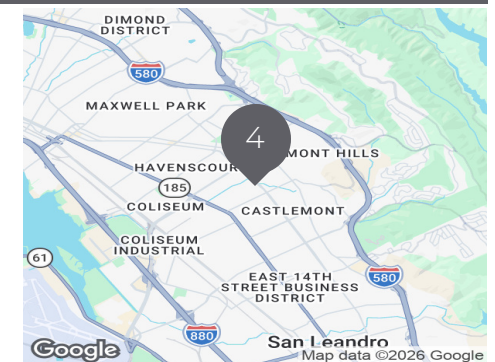
3227 PRENTISS STREET
Oakland, CA 94601

Price:	\$1,195,000	Bldg Size:	4,962 SF
Lot Size:	6,534 SF	No. Units:	6
Cap Rate:	8.10%	Year Built:	1961



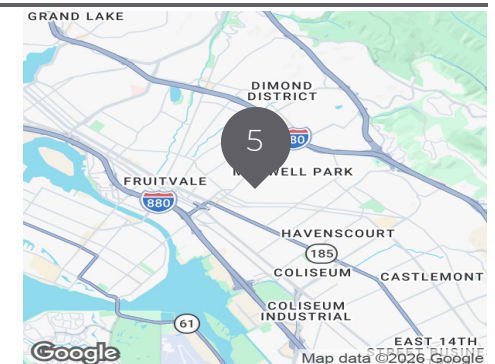
2023 80TH AVENUE
Oakland, CA 94621

Price:	\$1,150,000	Bldg Size:	4,140 SF
Lot Size:	6,212 SF	No. Units:	5
Cap Rate:	8.51%	Year Built:	1963



2169 48TH AVENUE
Oakland, CA 94601

Price:	\$830,000	Bldg Size:	6,728 SF
Lot Size:	7,405 SF	No. Units:	5
Cap Rate:	5.65%	Year Built:	1965



SALE COMPS

6



2649 62ND AVENUE
Oakland, CA 94605

Price:	\$825,000	Bldg Size:	3,289 SF
Lot Size:	3,759 SF	No. Units:	5
Cap Rate:	6.63%	Year Built:	1960

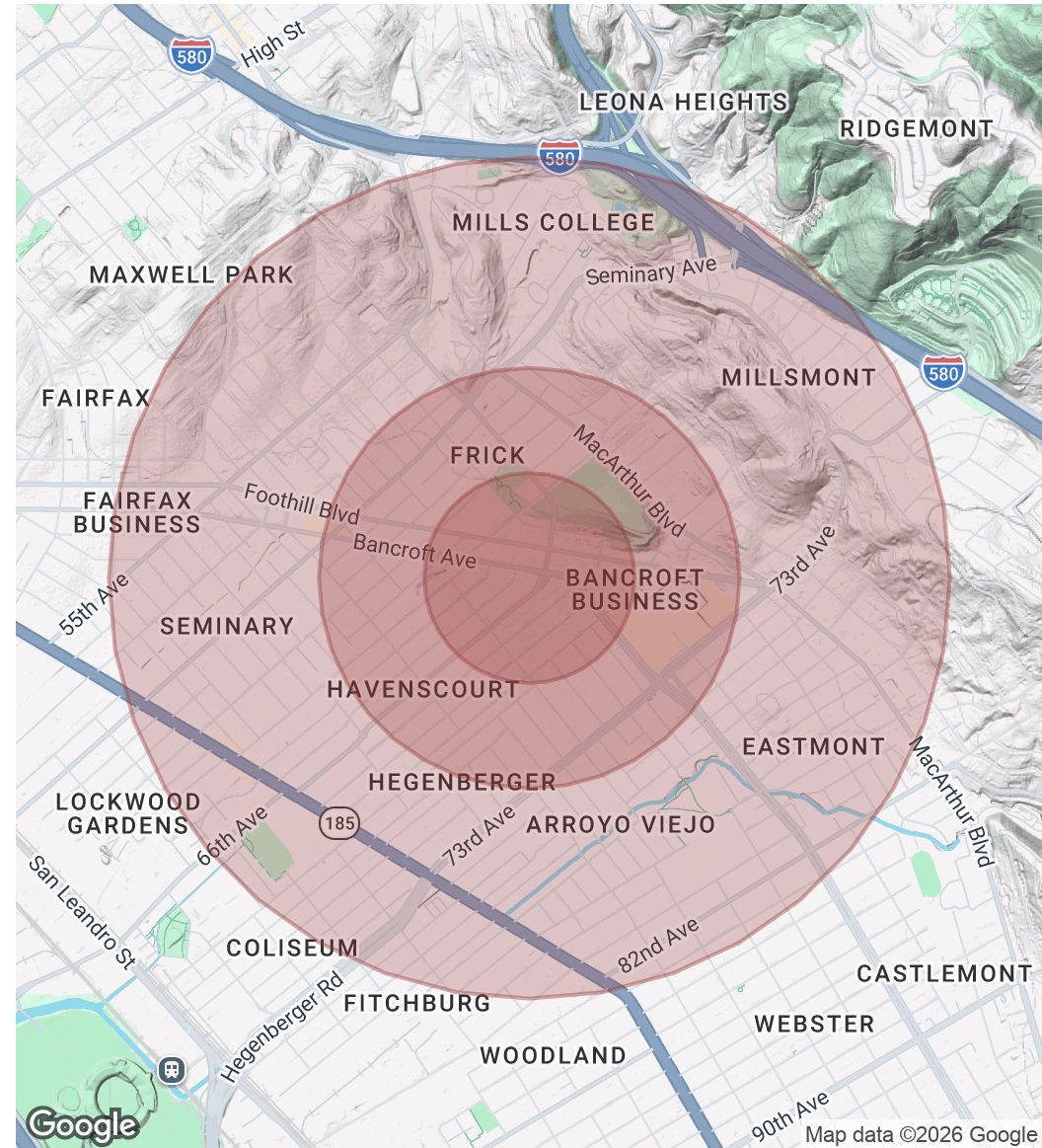


DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,824	11,209	43,339
Average Age	39.4	37.6	35.4
Average Age (Male)	38.0	35.2	34.1
Average Age (Female)	44.7	41.6	37.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,153	4,279	14,986
# of Persons per HH	2.4	2.6	2.9
Average HH Income	\$61,420	\$70,584	\$78,762
Average House Value	\$629,889	\$547,037	\$501,862

2020 American Community Survey (ACS)



ADVISOR BIO 1



STEPHEN PAGONES

sp@recpg.com

Direct: **510.255.2248**

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,

Commercial Property Group
1103 Seminary Ave.
Oakland, CA 94621
510.255.2256

ADVISOR BIO 2



MICHAEL PAGONES

mp@recpg.com

Direct: **510.301.3557**

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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