

FOR SALE | 4 UNITS

3314 FARNAM STREET

3314 FARNAM STREET, OAKLAND, CA 94601



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OAK TREE
PROPERTY GROUP
CAL DRE #02077996

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ADVISOR BIOS	16	Neither Commercial Property Group its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Commercial Property Group will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

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.

SECTION 1

PROPERTY INFORMATION



EXECUTIVE SUMMARY



OFFERING SUMMARY

Price / Unit:	\$198,750 Per Unit
Building Size:	4,060 SF
Lot Size:	4,000 SF
Price / SF:	\$195
Year Built:	1923

PROPERTY OVERVIEW

Qualified investors are extended the opportunity to acquire 3314 Farnam Street located in Oakland, CA. This well-maintained apartment community of 4 units was built in 1923 and includes 1 large two bedroom / two bathroom unit and 3 two bedroom one bathroom units. Each unit is individually metered for gas and electric. Tenants enjoy secure gated access and a common area backyard. 3314 Farnam offers investors the opportunity to increase cash flow through potential conversion of the 3 storage units into ADU's, capital expenditure pass throughs and rent increases. Buyer shall be responsible for verifying unit determination.

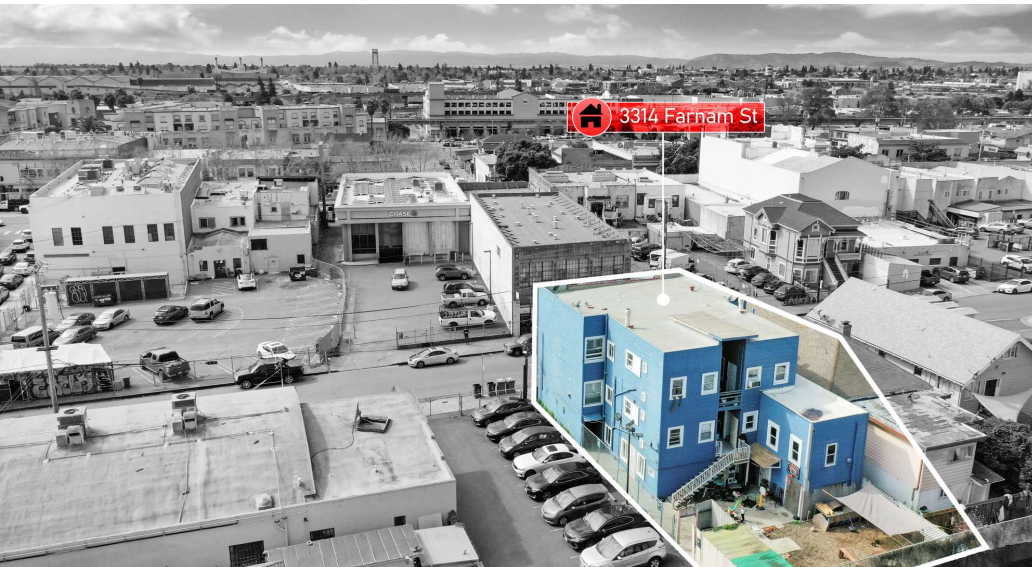
LOCATION OVERVIEW

3314 Farnam Street is located in Oakland's desirable Fruitvale district. Tenants enjoy quick access to major Bay Area transportation arteries, directly connecting it to San Francisco, the East Bay, the North Bay, and the Silicon Valley. There is an abundance of retail conveniences, outdoor activities, entertainment venues, and proximity to Fruitvale BART, I-880, I-580, and other regional public transportation.

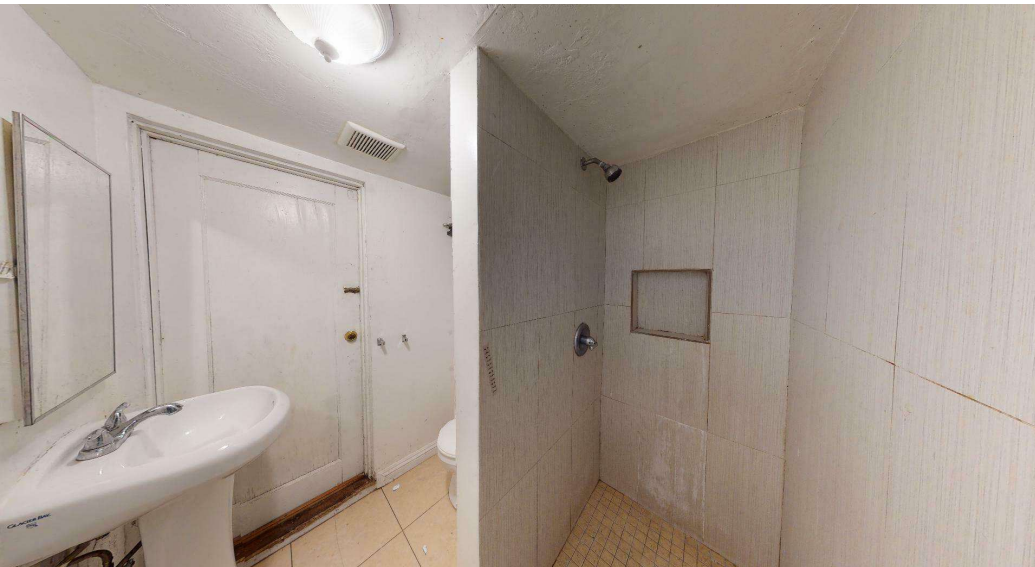
RENT ROLL

SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	MARKET RENT
1	2	2	785 SF	\$1,306	\$1.66	\$1,895
2	2	1	700 SF	\$1,895	\$2.71	\$1,895
3	2	1	700 SF	\$1,477	\$2.11	\$1,895
4	2	1	700 SF	\$1,485	\$2.12	\$1,895
TOTALS			2,885 SF	\$6,163	\$8.60	\$7,580
AVERAGES			721 SF	\$1,541	\$2.15	\$1,895

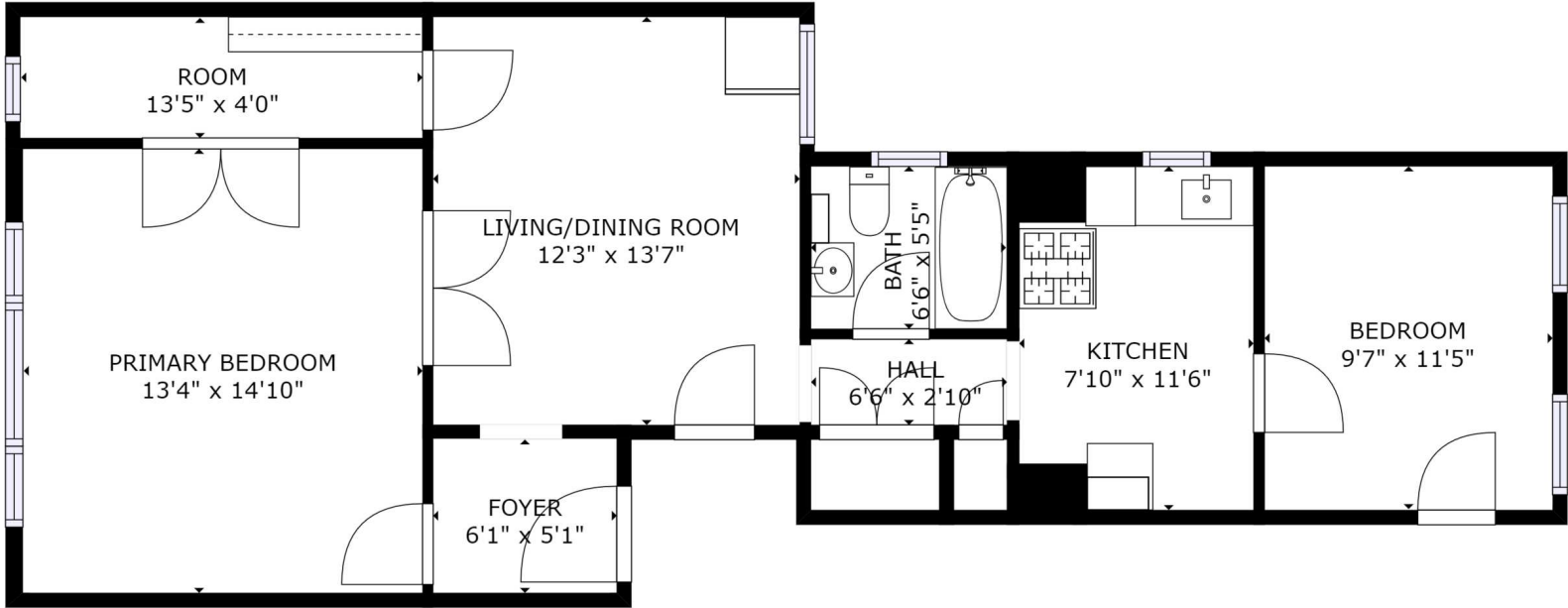
ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



FLOOR PLANS

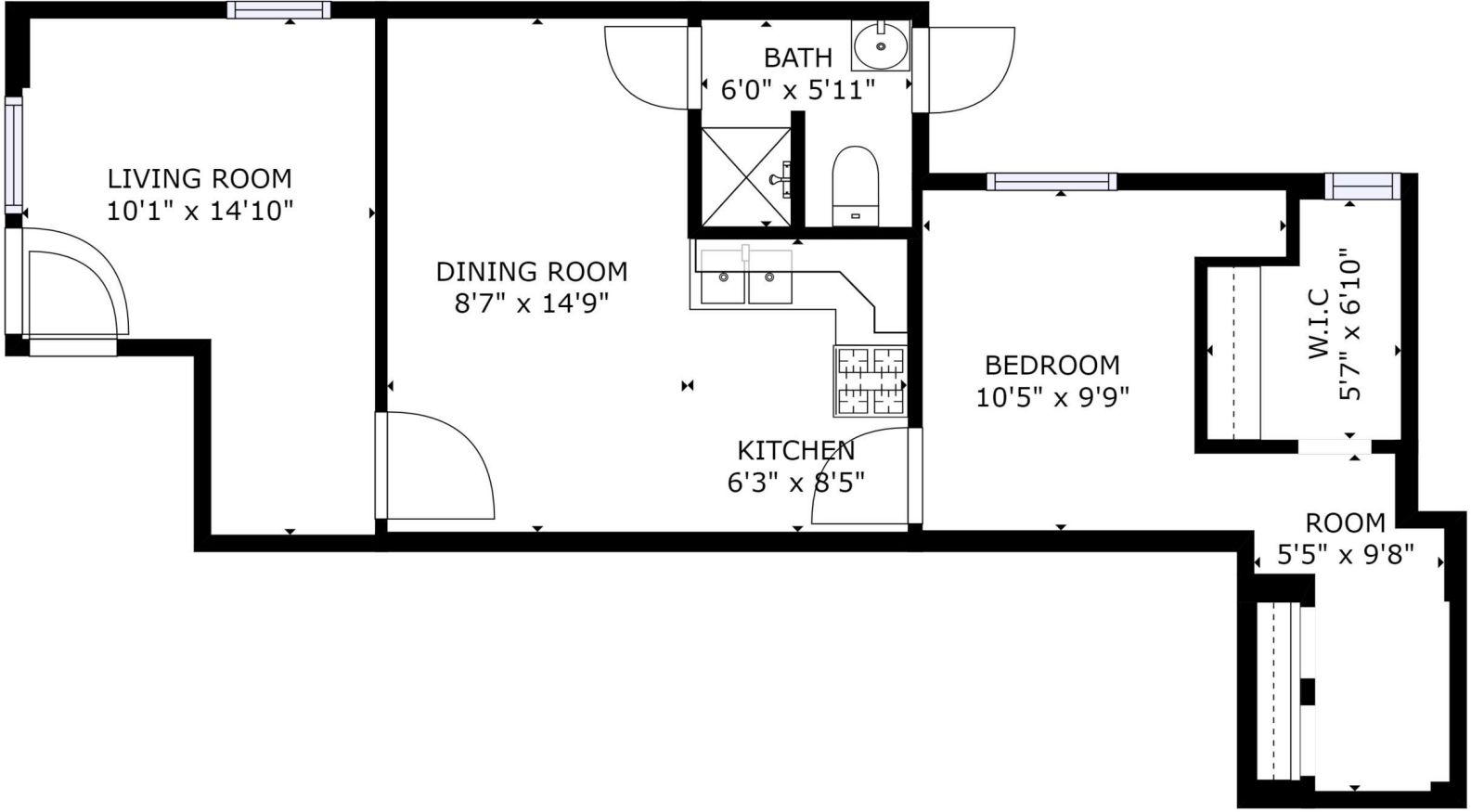


FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 751 sq. ft
TOTAL: 751 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR PLANS



GROSS INTERNAL AREA
FLOOR 1: 523 sq. ft
TOTAL: 523 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1



COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

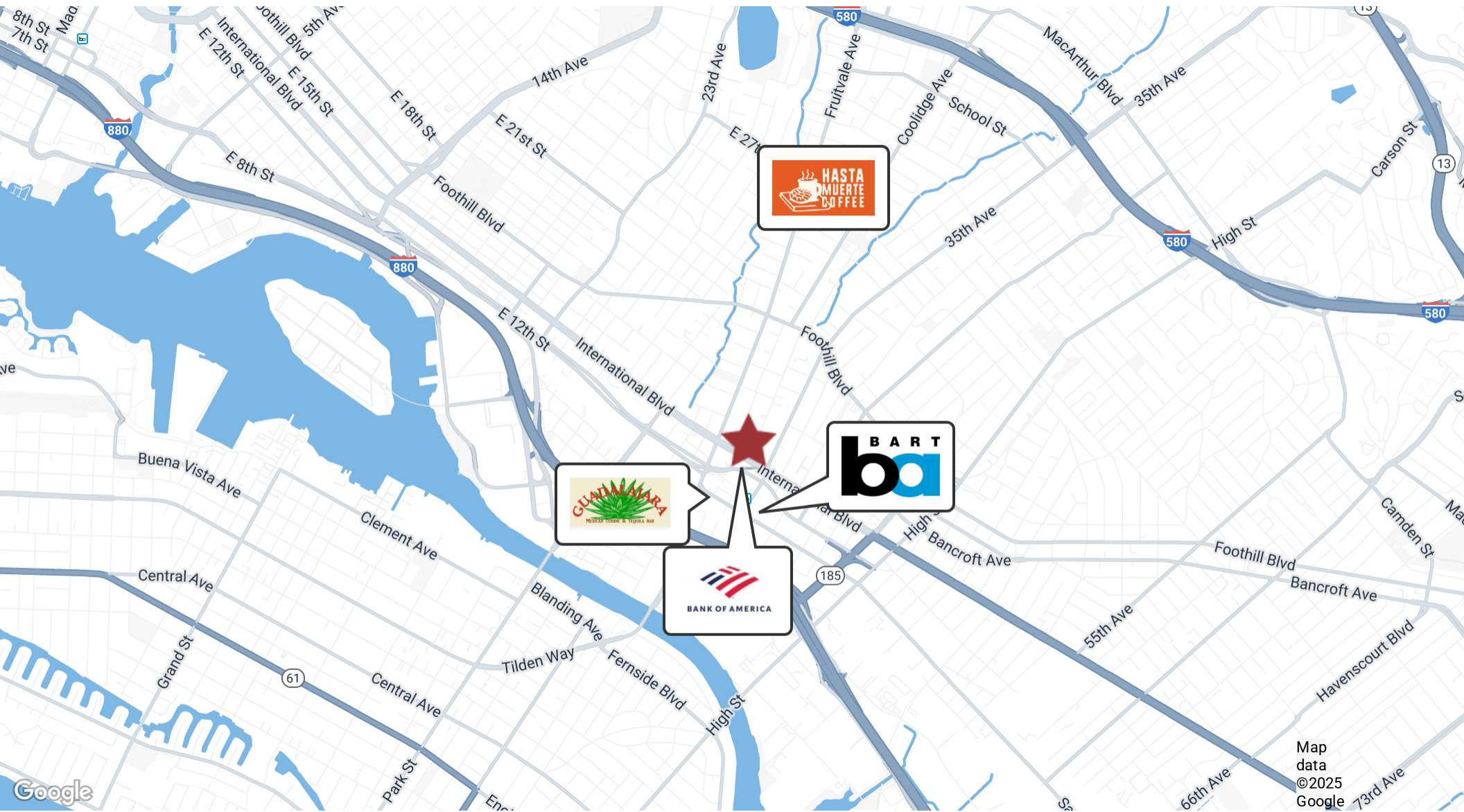
- Four Plex
- 1 - Two Bedroom Two Bathroom Unit
- 3 - Two Bedroom One Bathroom Units
- Individually Metered for Gas and Electric
- Secure Entrances
- Tenant Common Area
- 3 Storage Units (Potential for Additional Income and/or ADU Conversion)

SECTION 2

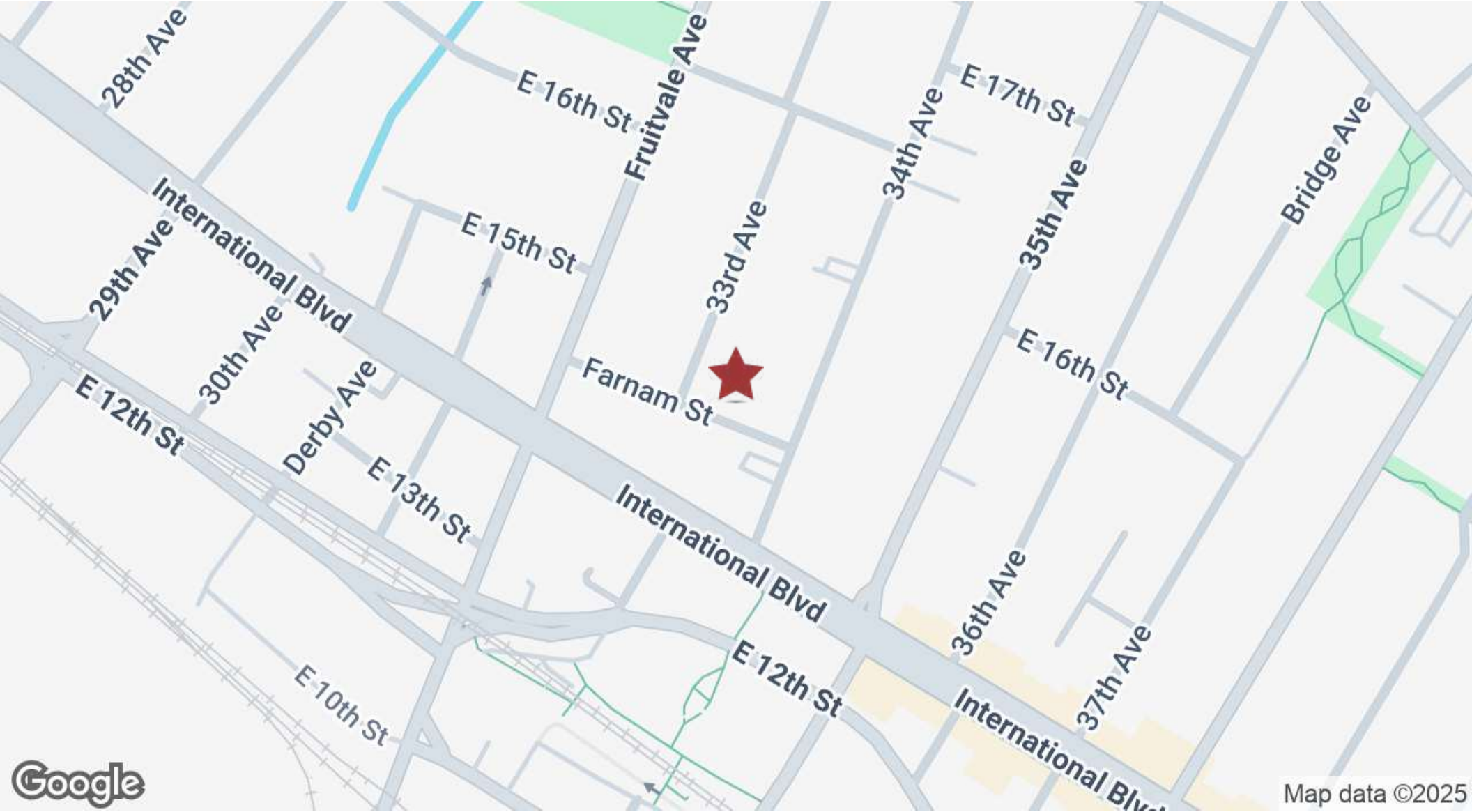
LOCATION INFORMATION



RETAILER MAP



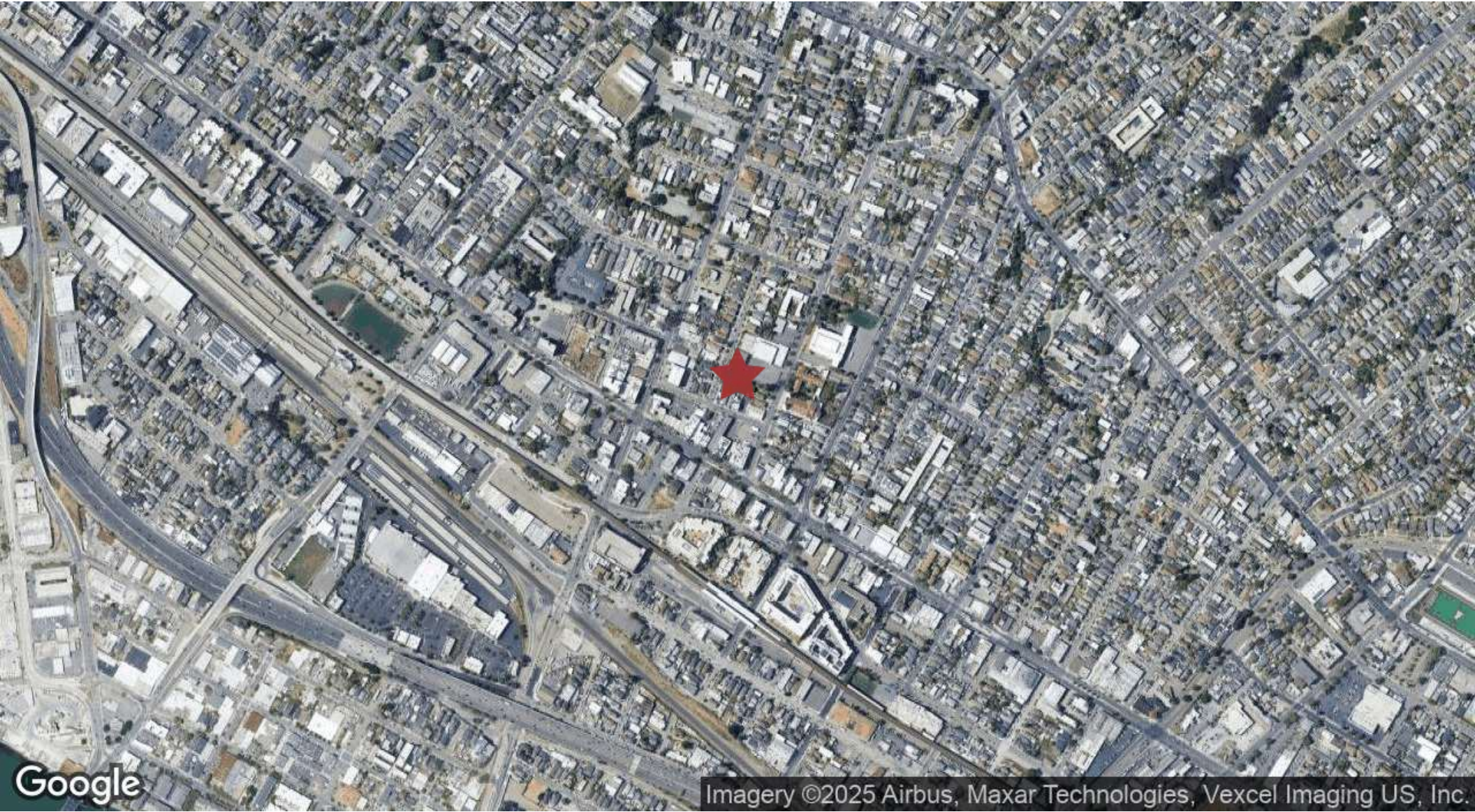
LOCATION MAP



Map data ©2025



AERIAL MAP

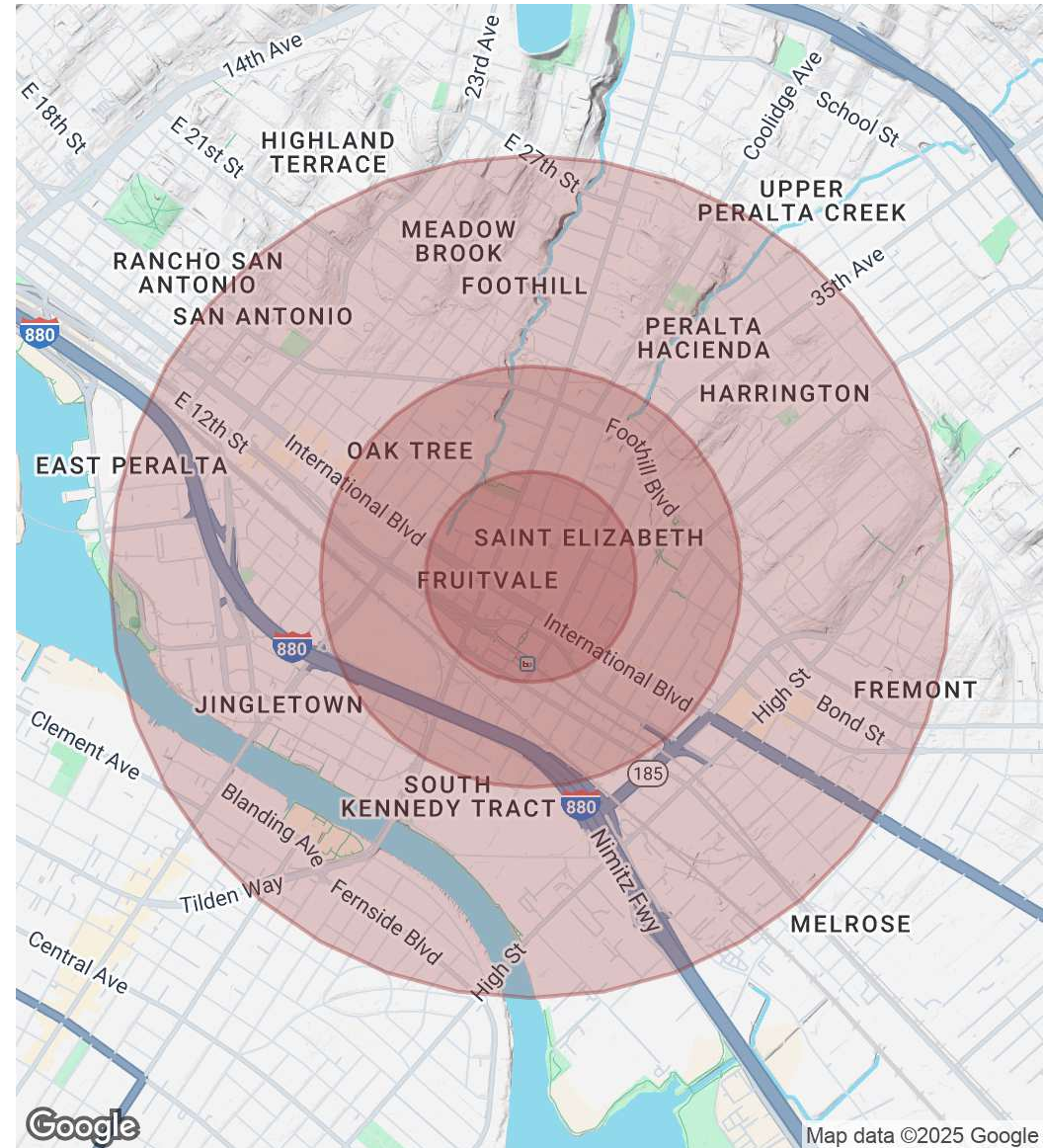


DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	6,290	19,872	51,164
Average Age	28.5	29.6	31.3
Average Age (Male)	29.6	30.3	30.8
Average Age (Female)	27.6	28.8	31.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,643	5,499	15,498
# of Persons per HH	3.8	3.6	3.3
Average HH Income	\$42,522	\$43,884	\$46,938
Average House Value	\$435,862	\$429,866	\$427,367

2020 American Community Survey (ACS)



SECTION 3

ADVISOR BIOS



3314 Farnam Street Oakland, CA 94601

ADVISOR BIO 1



MICHAEL PAGONES

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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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ADVISOR BIO 2



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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