FOR SALE | 10 UNITS

2858 - 2860 BROOKDALE AVENUE

OAKLAND, CA 94602

CPG COMMERCIAL PROPERTY GROUP

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OAK TREE PROPERTY GROUP
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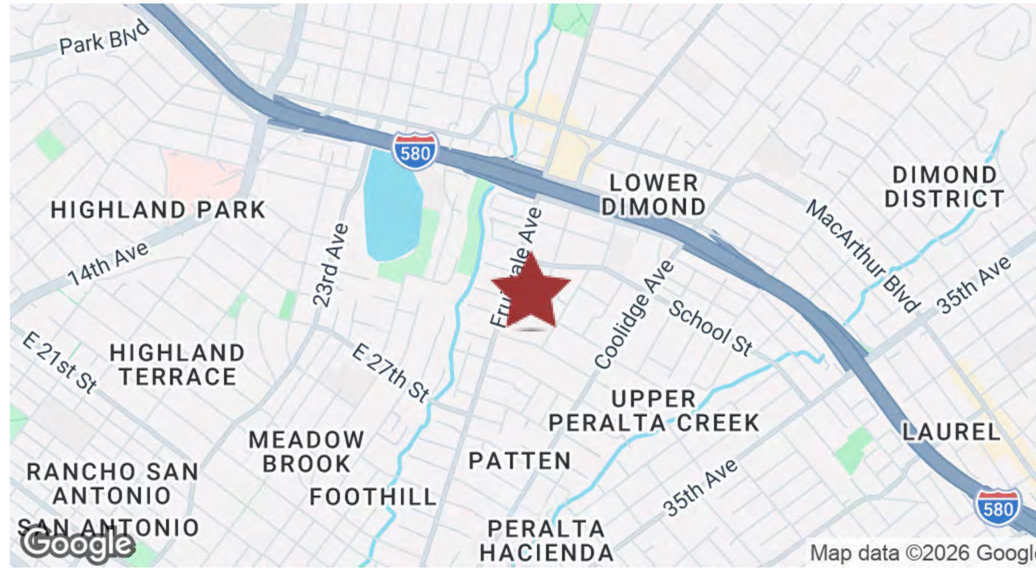
EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price :	$2,000,000
Price / Unit:	$200,000 Per Unit
Building Size:	8,162 SF
Lot Size:	16,200 SF
Price / SF:	$245
Cap Rate:	7.55%
GRM:	8.33
Market Cap Rate:	9.25%
Market GRM:	7.28
NOI:	$151,095
Year Built:	1961

PROPERTY HIGHLIGHTS

- 8,162 SF building
- 10 units
- Built in 1961
- 10x2BR/1BA units
- Situated on a deep lot with a shared backyard
- Individually metered for gas and electricity

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SECTION 1

FINANCIAL ANALYSIS

RENT ROLL

SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	MARKET RENT	MARKET RENT / SF	LEASE START	LEASE END
2858-1 - Classic	2	1	885 SF	$1,472	$1.66	$2,295	$2.59	02/16/2013	11/30/2025
2858-2 - Renovated	2	1	885 SF	$2,283	$2.58	$2,295	$2.59	06/22/2021	06/21/2022
2858-3 - Renovated	2	1	878 SF	$2,123	$2.42	$2,295	$2.61	10/22/2018	11/30/2025
2858-4 - Renovated	2	1	878 SF	$2,295	$2.61	$2,295	$2.61	02/01/2026	01/31/2027
2858-5 - Classic	2	1	878 SF	$1,520	$1.73	$2,250	$2.56	07/22/2013	11/30/2025
2858-6 - Renovated	2	1	878 SF	$1,915	$2.18	$2,295	$2.61	09/01/2024	08/31/2025
2860-A - Renovated	2	1	885 SF	$2,185	$2.47	$2,295	$2.59	10/01/2022	09/30/2025
2860-B - Renovated	2	1	894 SF	$1,895	$2.12	$2,295	$2.57	10/05/2021	10/04/2022
2860-C - Renovated (Vacant)	2	1	845 SF	$2,016	$2.39	$2,295	$2.72	-	-
2860-D - Renovated	2	1	845 SF	$2,295	$2.72	$2,295	$2.72	11/10/2022	11/30/2025
TOTALS			8,751 SF	$20,000	$22.88	$22,905	$26.17		
AVERAGES			875 SF	$2,000	$2.29	$2,291	$2.62		

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FINANCIAL SUMMARY

INVESTMENT OVERVIEW	CURRENT	MARKET
Price	$2,000,000	$2,000,000
Price per Unit	$200,000	$200,000
Price per SF	$245	$245
CAP Rate	7.55%	9.3%
GRM	8.33	7.3
Cash-on-Cash Return (yr 1)	7.94%	13.58 %
Total Return (yr 1)	$64,060	$97,872
Debt Coverage Ratio	1.46	1.79

OPERATING DATA	CURRENT	MARKET
Gross Scheduled Income	$240,001	$274,860
Other Income	$10,890	$12,876
Total Scheduled Income	$250,891	$285,750
Vacancy Cost	$7,200	$8,245
Gross Income	$243,691	$277,504
Operating Expenses	$92,595	$92,595
Net Operating Income	$151,095	$184,908
Pre-Tax Cash Flow	$47,655	$81,468

FINANCING DATA	CURRENT	MARKET
Down Payment	$600,000	$600,000
Loan Amount	$1,400,000	$1,400,000
Debt Service	$103,440	$103,440
Debt Service Monthly	$8,620	$8,620
Principal Reduction (yr 1)	$16,404	$16,404

INCOME & EXPENSES

INCOME SUMMARY	CURRENT	MARKET
Gross Rental Income	$240,002	$274,860
Laundry Income	$2,590	$2,590
Utility Income	$8,300	$8,300
Vacancy Cost	($7,200)	($8,246)
GROSS INCOME	$243,692	$277,504

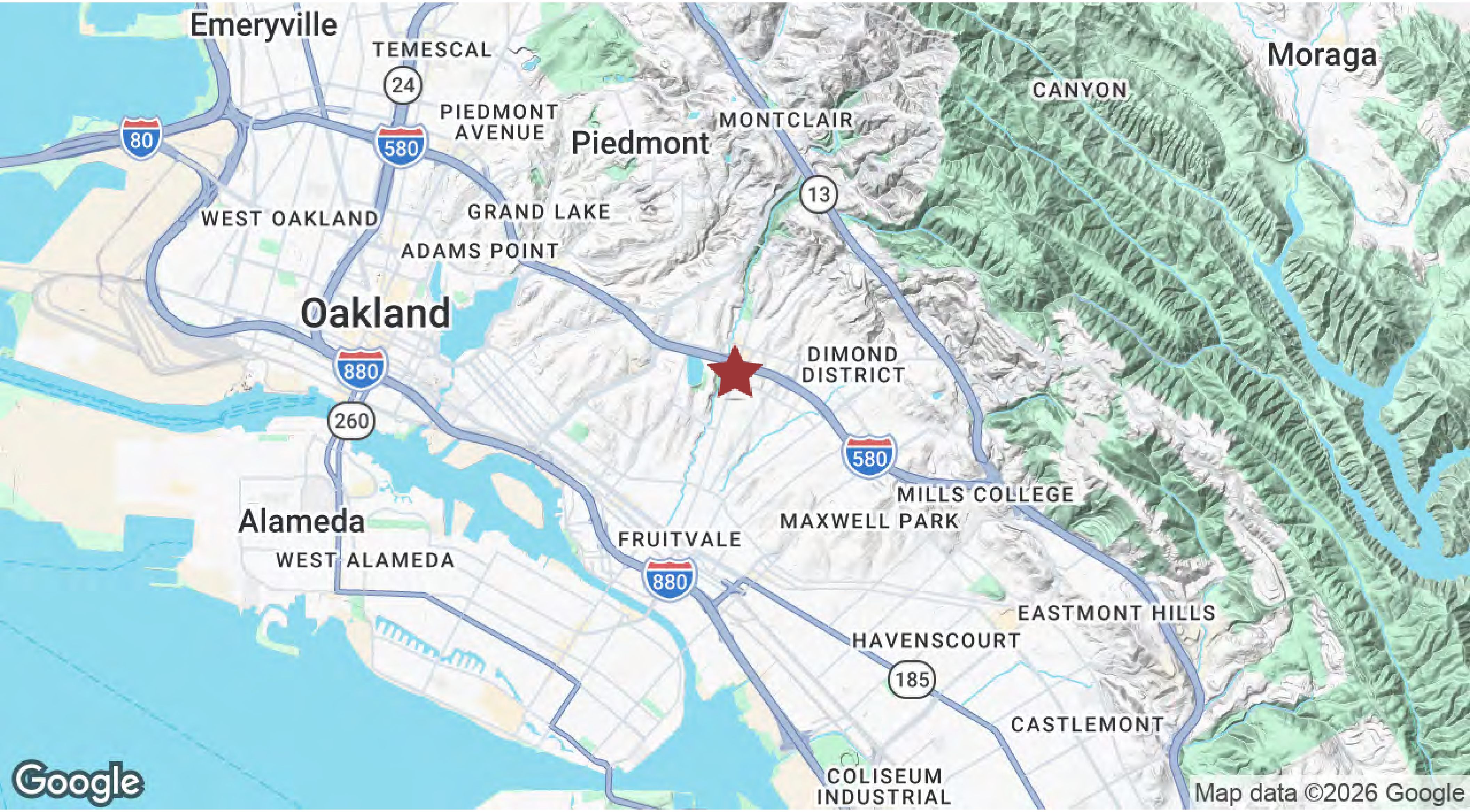
EXPENSES SUMMARY	CURRENT	MARKET
New Taxes @ 1.2779%	$25,558	$25,558
Special Assessments	$9,426	$9,426
PG&E	$2,673	$2,673
Water	$7,556	$7,556
Sewer	$1,889	$1,889
Garbage	$9,856	$9,856
Termite/Pest	$2,240	$2,240
Landscaping & Janitorial @ $350 Per Month	$4,200	$4,200
City of Oakland Business Tax	$3,517	$3,517
RAP Fee ($101 Per Unit)	$1,010	$1,010
Insurance (Actual)	$8,287	$8,287
Maintenance & Repairs @ $750 Per Unit	$11,883	$11,883
Replacement Reserves	$4,500	$4,500
OPERATING EXPENSES	$92,596	$92,596

NET OPERATING INCOME	$151,096	$184,908

SECTION 2

LOCATION INFORMATION

LOCATION MAP



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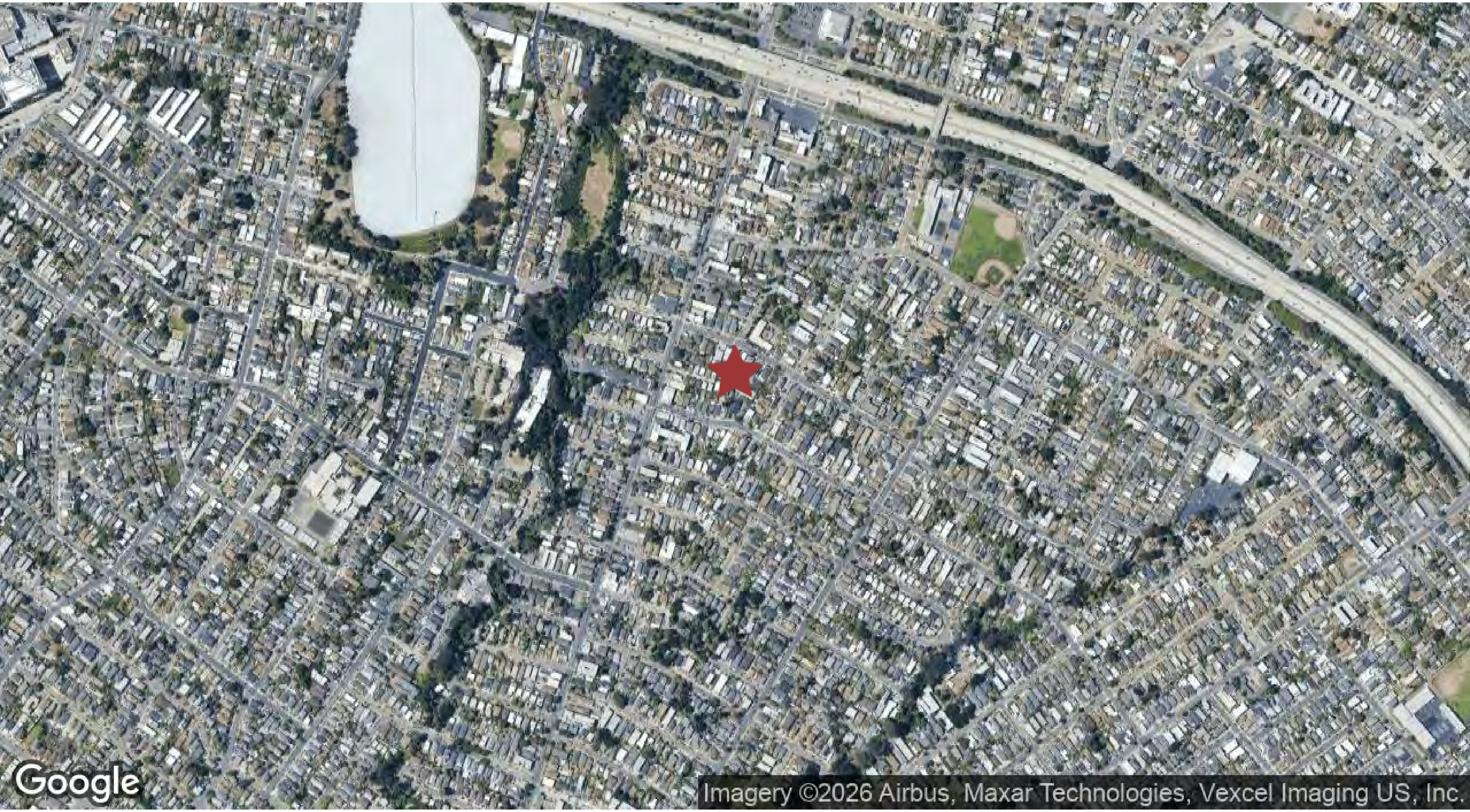
AERIAL MAP



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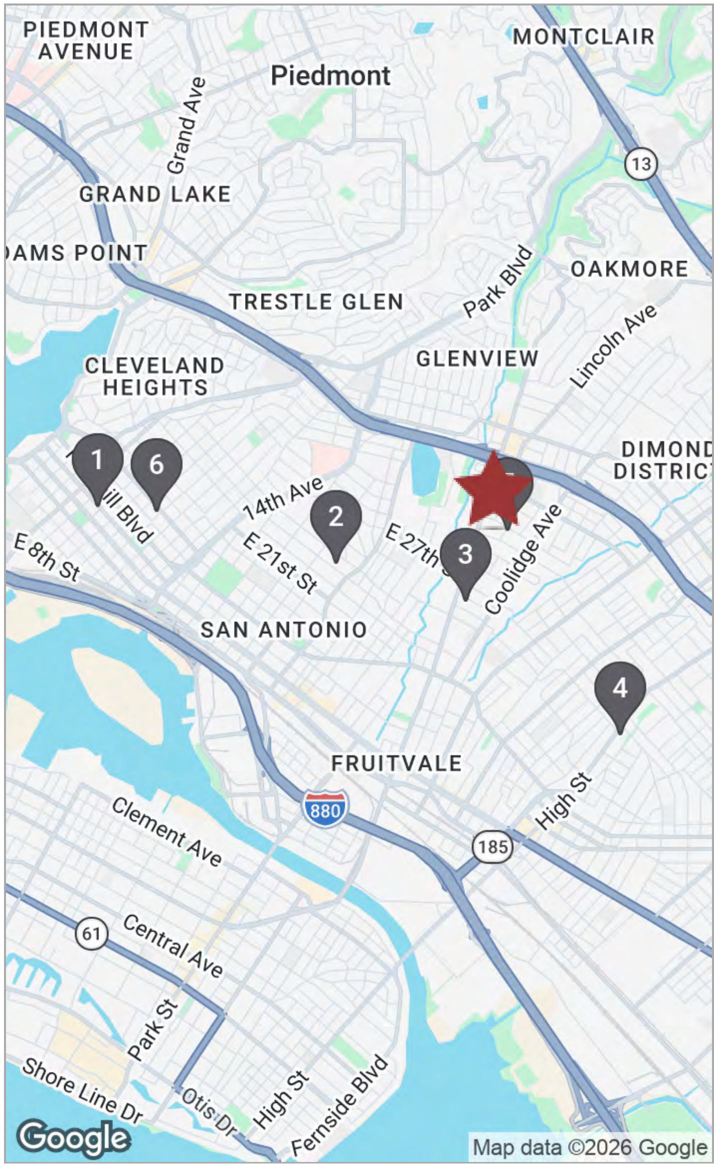
SECTION 3

SALE COMPARABLES

SALE COMPS MAP & SUMMARY

	NAME/ADDRESS	PRICE	NO. UNITS	CAP RATE	PRICE/SF	PRICE/UNIT
★	**2858 - 2860 Brookdale Avenue** Oakland, CA	$2,000,000	10	7.55%	$245.04	$200,000
1	**635 E 15th Street** Oakland, CA	$1,120,000	9	8.02%	$190.64	$124,444
2	**2216 E 23rd Street** Oakland, CA	$1,300,000	6	7.51%	$255.50	$216,667
3	**3227 Prentiss Street** Oakland, CA	$1,195,000	6	8.10%	$240.83	$199,167
4	**2290 High Street** Oakland , CA	$1,025,000	7	7.75%	$255.36	$146,429
5	**2901-2907 Nicol Avenue** Oakland, CA	$970,000	8	6.49%	$210.41	$121,250
6	**1739 10th Avenue** Oakland, CA	$962,000	7	6.34%	$199.71	$137,429
	AVERAGES	$1,095,333	7	7.37%	$225.41	$157,564

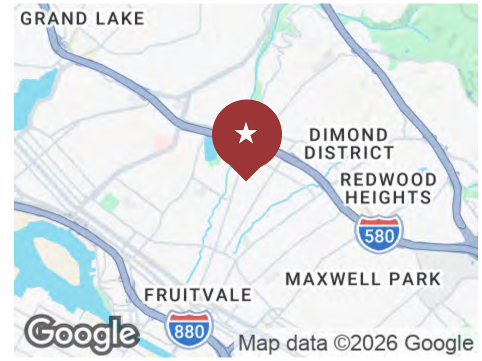


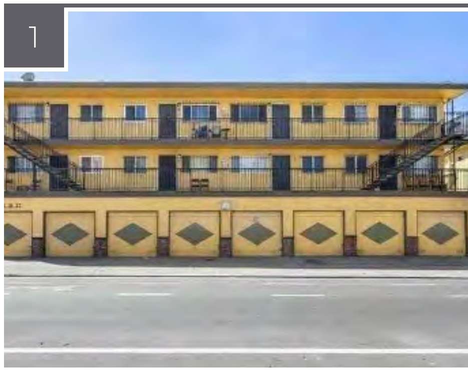
SALE COMPS

2858 - 2860 BROOKDALE AVENUE

Oakland, CA 94602

Price:	$2,000,000	Bldg Size:	8,162 SF
Lot Size:	16,200 SF	No. Units:	10
Cap Rate:	7.55%	Year Built:	1961

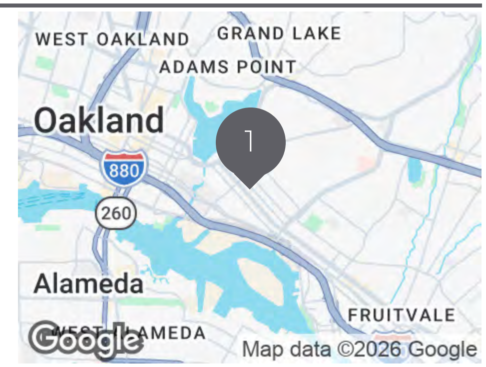




635 E 15TH STREET

Oakland, CA 94606

Price:	$1,120,000	Bldg Size:	5,875 SF
Lot Size:	5,663 SF	No. Units:	9
Cap Rate:	8.02%	Year Built:	1957



2216 E 23RD STREET

Oakland, CA 94606

Price:	$1,300,000	Bldg Size:	5,088 SF
Lot Size:	6,970 SF	No. Units:	6
Cap Rate:	7.51%	Year Built:	1964

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SALE COMPS

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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

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2290 HIGH STREET

Oakland , CA 94601

Price:	$1,025,000	Bldg Size:	4,014 SF
Lot Size:	5,200 SF	No. Units:	7
Cap Rate:	7.75%	Year Built:	1959

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2901-2907 NICOL AVENUE

Oakland, CA 94602

Price:	$970,000	Bldg Size:	4,610 SF
Lot Size:	7,405 SF	No. Units:	8
Cap Rate:	6.49%	Year Built:	1940

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SALE COMPS

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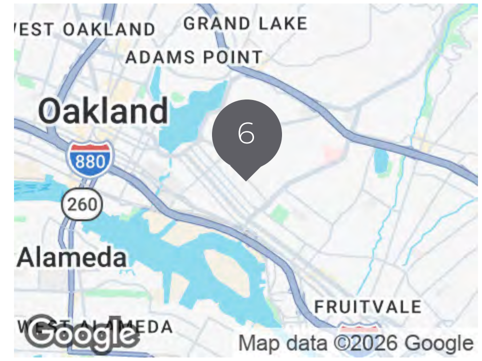
1739 10TH AVENUE

Oakland, CA 94606

Price:	$962,000	Bldg Size:	4,817 SF
Lot Size:	6,534 SF	No. Units:	7
Cap Rate:	6.34%	Year Built:	1900



SALE COMPS SUMMARY

SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	PRICE/UNIT	CAP	GRM	# OF UNITS
2858 - 2860 Brookdale Avenue Oakland, CA 94602	$2,000,000	8,162 SF	$245.04	$200,000	7.55%	8.33	10

	SALE COMPS	PRICE	BLDG SF	PRICE/SF	PRICE/UNIT	CAP	GRM	# OF UNITS	CLOSE
1	**635 E 15th Street** Oakland, CA 94606	$1,120,000	5,875 SF	$190.64	$124,444	8.02%	7.55	9	06/19/2026
2	**2216 E 23rd Street** Oakland, CA 94606	$1,300,000	5,088 SF	$255.50	$216,666	7.51%	9.51	6	04/10/2026
3	**3227 Prentiss Street** Oakland, CA 94601	$1,195,000	4,962 SF	$240.83	$199,166	8.1%	8.98	6	01/28/2026
4	**2290 High Street** Oakland , CA 94601	$1,025,000	4,014 SF	$255.36	$146,428	7.75%	8.43	7	12/18/2025
5	**2901-2907 Nicol Avenue** Oakland, CA 94602	$970,000	4,610 SF	$210.41	$121,250	6.49%	7.37	8	07/28/2025
6	**1739 10th Avenue** Oakland, CA 94606	$962,000	4,817 SF	$199.71	$137,428	6.34%	7.9	7	12/31/2024

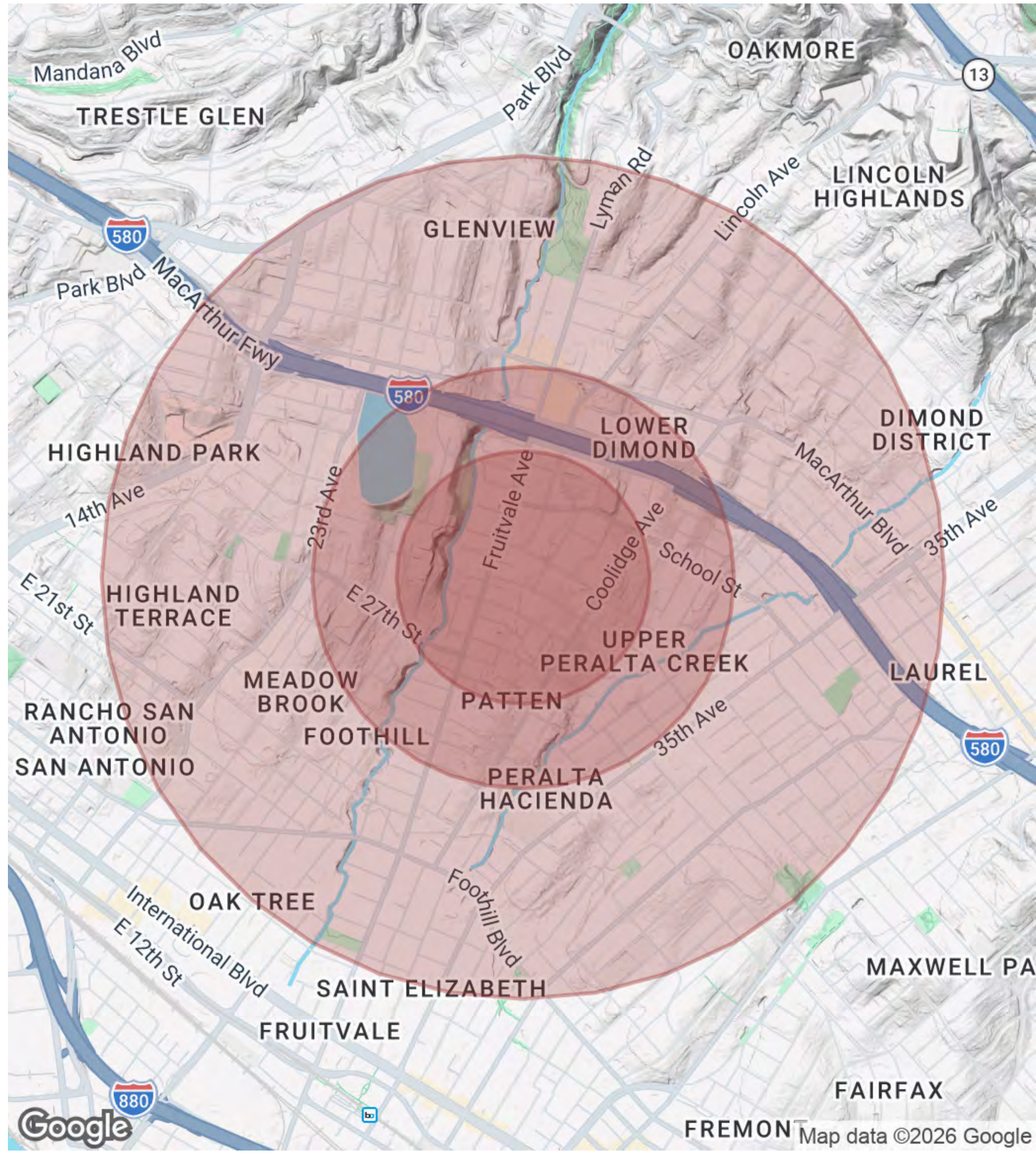
	PRICE	BLDG SF	PRICE/SF	PRICE/UNIT	CAP	GRM	# OF UNITS	CLOSE
TOTALS/AVERAGES	$1,095,333	4,894 SF	$223.81	$152,766	7.37%	8.29	7.17	

DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	5,435	12,216	52,493
Average Age	40	40	39
Average Age (Male)	39	39	38
Average Age (Female)	42	42	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,855	4,193	18,341
# of Persons per HH	2.9	2.9	2.9
Average HH Income	$102,181	$104,175	$112,595
Average House Value	$841,682	$874,981	$899,119

2020 American Community Survey (ACS)



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ADVISOR BIO 1

STEPHEN PAGONES

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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,

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ADVISOR BIO 2

MICHAEL PAGONES

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CalDRE #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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