

FOR SALE | 8 UNITS

# 1478 MACARTHUR BLVD

1478 MACARTHUR BLVD, OAKLAND, CA 94602



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LOCATION INFORMATION	15	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.
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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.

SECTION 1

# PROPERTY INFORMATION



# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price :	\$1,495,000
Price / Unit:	\$186,875 Per Unit
Building Size:	5,822 SF
Lot Size:	3,800 SF
Price / SF:	\$256
Cap Rate:	6.8%
GRM:	9.67
Market Cap Rate:	9.79%
Market GRM:	7.46

## PROPERTY HIGHLIGHTS

- Mixed-Use Building with 8 Units
- (5) Two Bedroom One Bathroom Units
- (1) One Bedroom One Bathroom Unit
- (2) Commercial Loft Units w/ Full Kitchens & Bathrooms
- Individually Metered for Gas and Electric
- On-Site Laundry Facility (Additional Income)
- Nearby Access to I-580, Highway 24, and I-880
- Proximity to Fruitvale BART
- Proximity to Well-Known Retailers and Restaurants Along, Park Blvd, Macarthur Blvd, and Lake Merritt

# FINANCIAL ANALYSIS



# RENT ROLL

SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	MARKET RENT	MARKET RENT / SF	LEASE START
1 - Rent Increase 8/1	2	1	500 SF	\$965	\$2,150	\$4.30	08/01/2019
2	2	1	500 SF	\$1,950	\$2,150	\$4.30	07/12/2022
3	2	1	500 SF	\$1,850	\$2,150	\$4.30	03/22/2023
4	2	1	500 SF	\$1,632	\$2,150	\$4.30	07/01/2023
5	2	1	500 SF	\$965	\$2,150	\$4.30	08/01/2019
6	1	1	500 SF	\$1,750	\$1,895	\$3.79	11/08/2022
1478 - Comm Loft	-	1	900 SF	\$1,595	\$1,950	\$2.17	09/28/2022
1482 - Comm Loft	1	1.5	1,050 SF	\$2,100	\$2,100	\$2.00	11/01/2019
<b>TOTALS</b>			4,950 SF	\$12,807	\$16,695	\$29.46	
<b>AVERAGES</b>			619 SF	\$1,601	\$2,087	\$3.68	

# FINANCIAL SUMMARY

INVESTMENT OVERVIEW	CURRENT	MARKET
Price	\$1,495,000	\$1,495,000
Price per Unit	\$186,875	\$186,875
Price per SF	\$256	\$256
CAP Rate	6.8%	9.8%
GRM	9.67	7.5
Cash-on-Cash Return (yr 1)	10.27%	20.28 %
Total Return (yr 1)	\$66,350	\$111,117
Debt Coverage Ratio	1.82	2.63
OPERATING DATA	CURRENT	MARKET
Gross Scheduled Income	\$154,659	\$200,340
Other Income	\$1,752	\$1,752
Total Scheduled Income	\$156,411	\$202,092
Vacancy Cost	\$3,093	\$4,006
Gross Income	\$153,318	\$198,085
Operating Expenses	\$51,655	\$51,655
Net Operating Income	\$101,662	\$146,429
Pre-Tax Cash Flow	\$45,895	\$90,662
FINANCING DATA	CURRENT	MARKET
Down Payment	\$447,100	\$447,100
Loan Amount	\$1,047,900	\$1,047,900
Debt Service	\$55,767	\$55,767
Debt Service Monthly	\$4,647	\$4,647
Principal Reduction (yr 1)	\$20,455	\$20,455

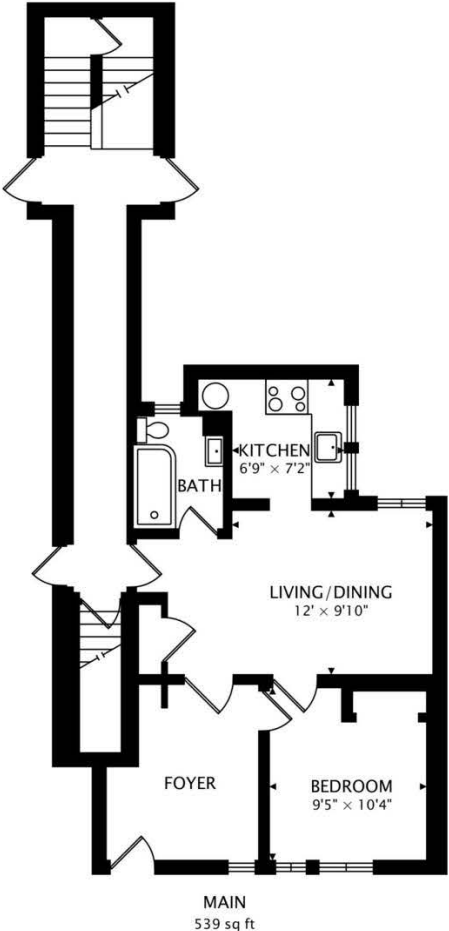
# INCOME & EXPENSES

INCOME SUMMARY	CURRENT	MARKET
Rental Income	\$154,660	\$200,340
Laundry Income (Est. \$12 Per Unit / Month)	\$1,152	\$1,152
Pet Rent Income	\$600	\$600
Vacancy Cost	(\$3,093)	(\$4,007)
<b>GROSS INCOME</b>	<b>\$153,319</b>	<b>\$198,085</b>
EXPENSES SUMMARY	CURRENT	MARKET
Real Estate Taxes @ 1.2779%	\$19,105	\$19,105
Special Assessments	\$1,852	\$1,852
Insurance	\$6,608	\$6,608
PG&E (Actual 2025)	\$2,395	\$2,395
Water and Sewer (Actual 2025)	\$7,402	\$7,402
Garbage and Recycling (Actual 2025)	\$3,987	\$3,987
Pest Control (Estimated)	\$1,000	\$1,000
Business License	\$427	\$427
Oakland Rent Adjustment Fee (\$110 Per Unit/Year)	\$880	\$880
Repairs & Maintenance @ \$750 Per Unit	\$6,000	\$6,000
Replacement Reserves @250 Per Unit	\$2,000	\$2,000
<b>OPERATING EXPENSES</b>	<b>\$51,656</b>	<b>\$51,656</b>
<b>NET OPERATING INCOME</b>	<b>\$101,663</b>	<b>\$146,429</b>

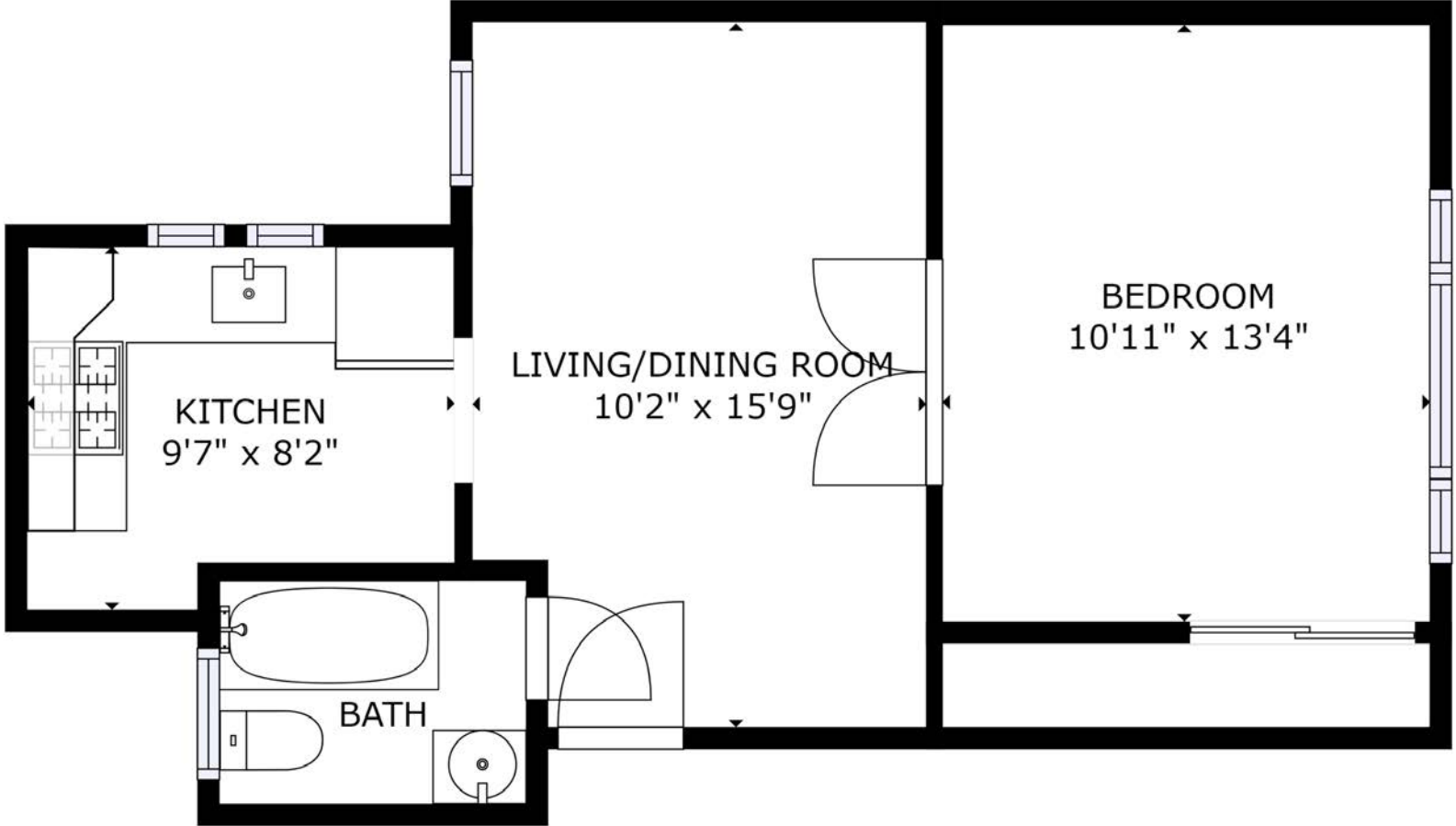
# ADDITIONAL PHOTOS



# FLOOR PLANS



# FLOOR PLANS

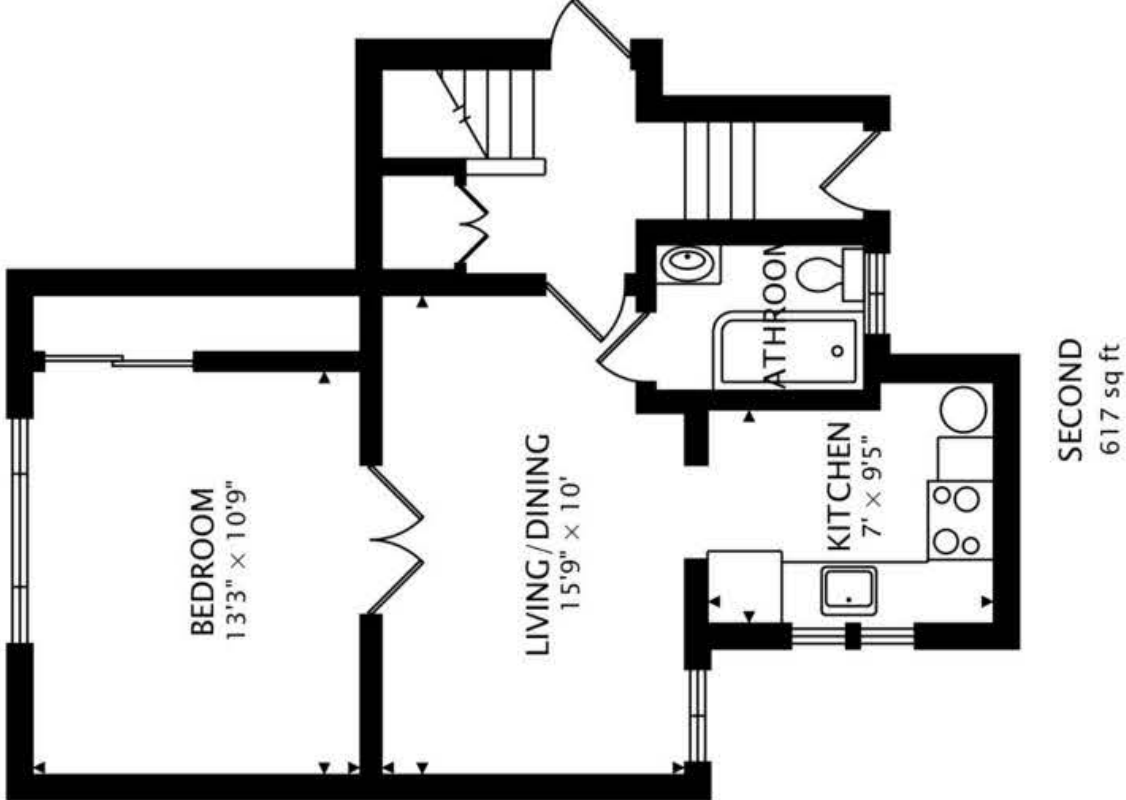


FLOOR 1

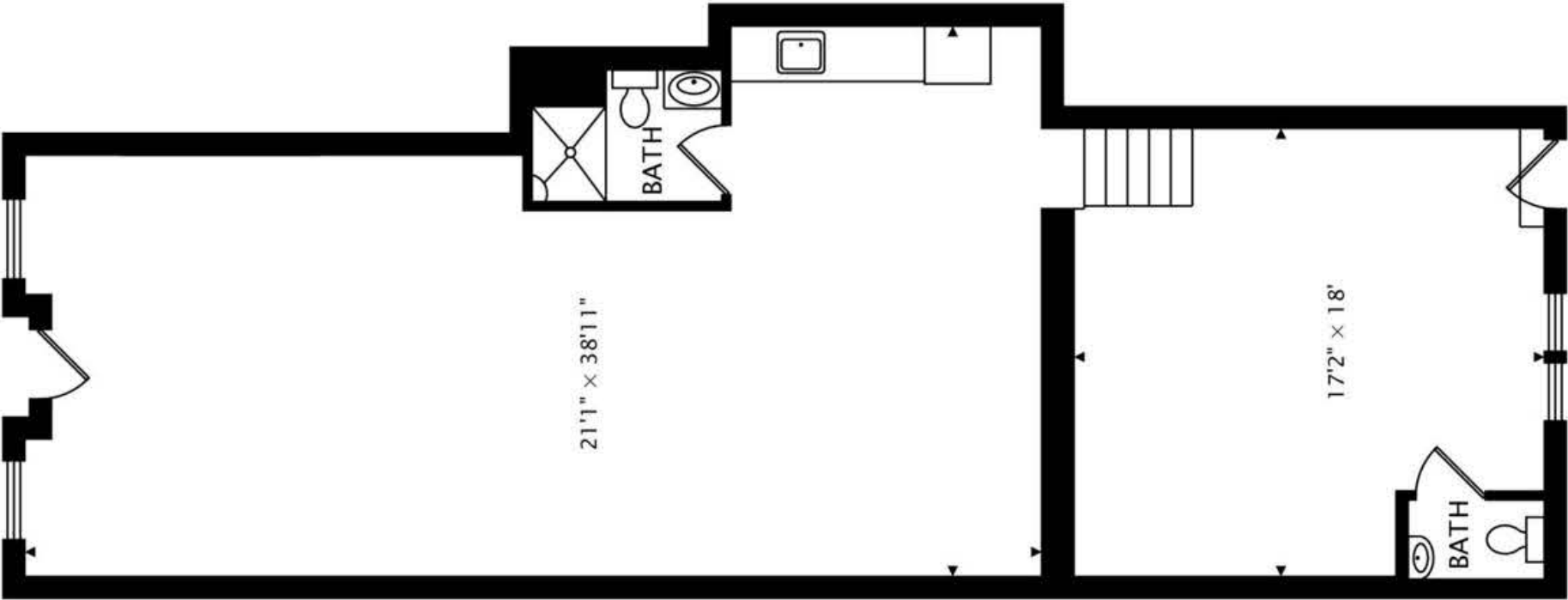
GROSS INTERNAL AREA  
FLOOR 1: 446 sq. ft  
TOTAL: 446 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# FLOOR PLANS

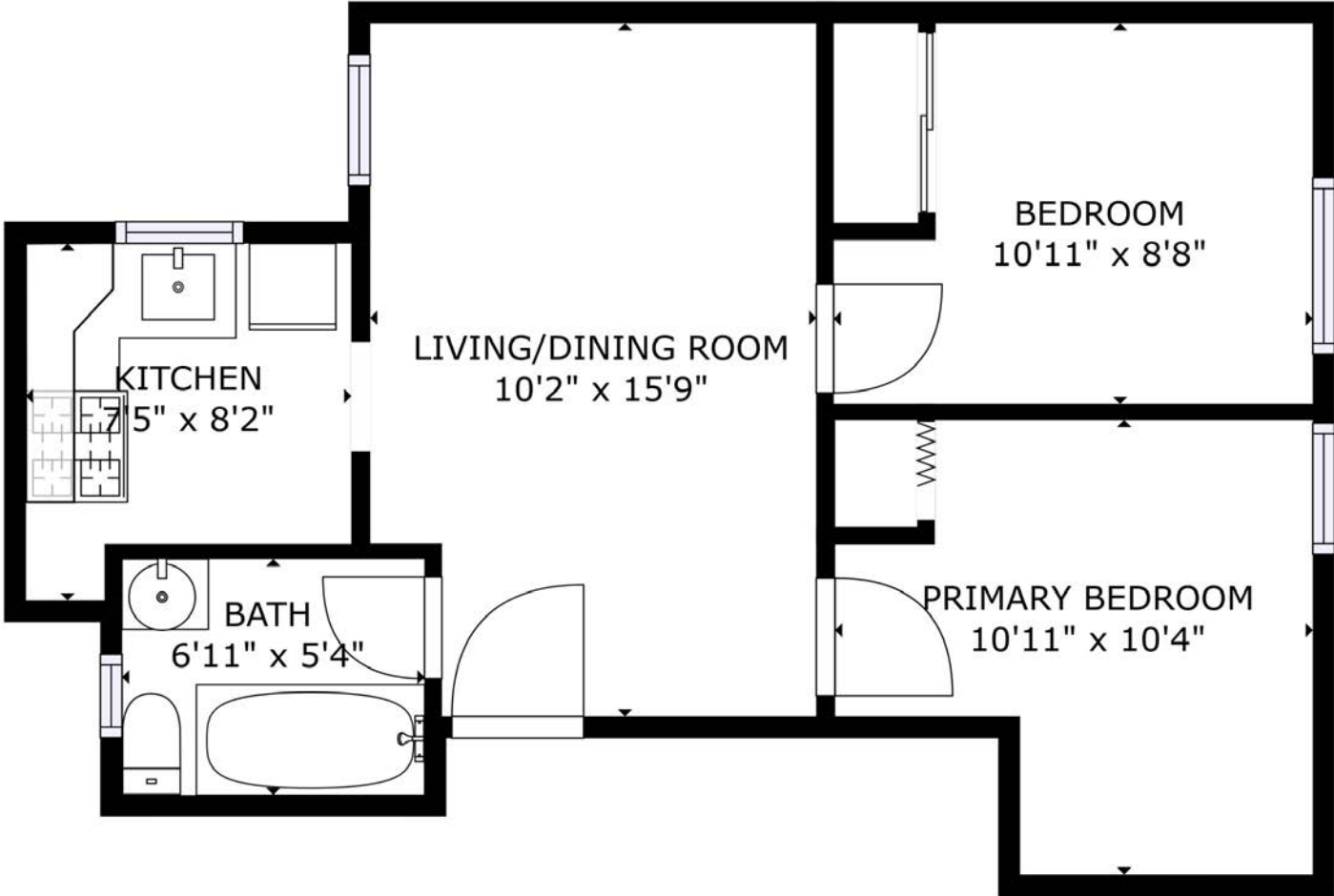


# FLOOR PLANS



COMMERCIAL SPACE  
1118 sq ft

# FLOOR PLANS



GROSS INTERNAL AREA  
FLOOR 1: 454 sq. ft  
TOTAL: 454 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1



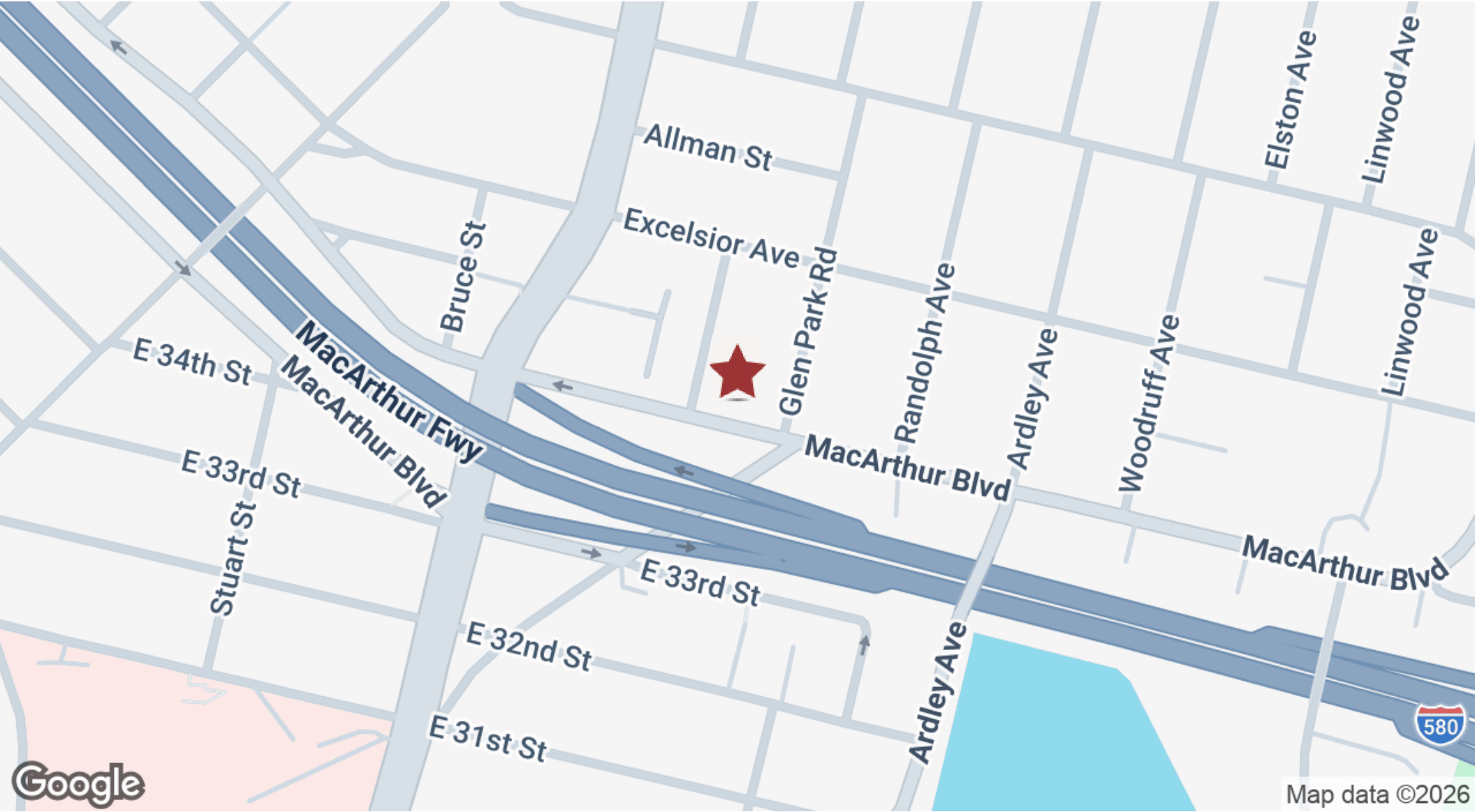
# LOCATION INFORMATION



# RETAILER MAP



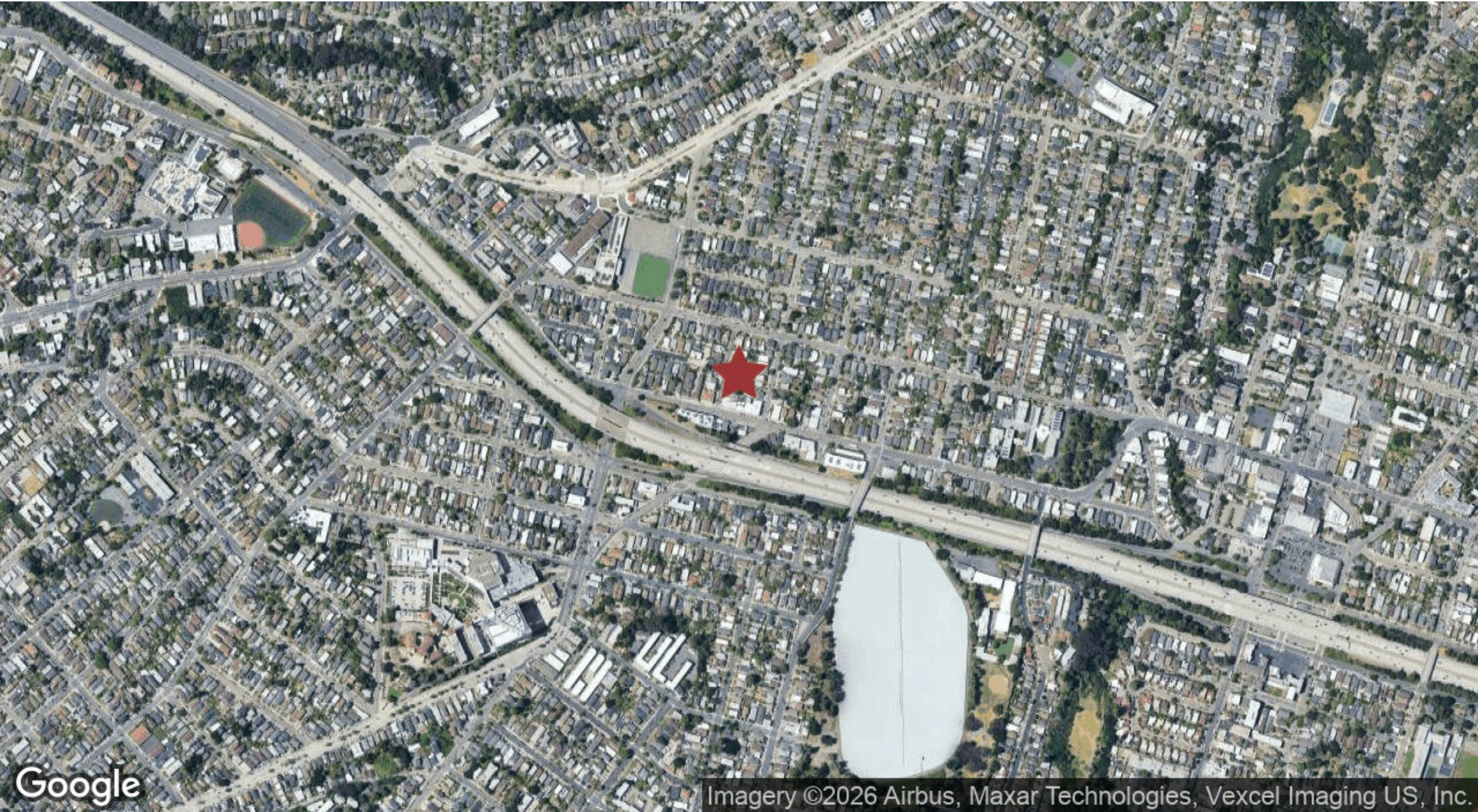
# LOCATION MAP



Google

Map data ©2026

# AERIAL MAP



Google

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SECTION 4

# ADVISOR BIOS



# ADVISOR BIO 1



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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# 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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