



5425 SAN PABLO AVE, OAKLAND, CA 94608
CHAPARRAL MOTEL, 21 UNITS
\$2,500,000

Prepared by:

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Infinity Investments

Commercial Realty & Investment Services

infinityinvestments.net

PROPERTY SUMMARY

5425 San Pablo Ave, Oakland, CA



Discover a rare investment gem in Oakland's sought-after Golden Gate District at 5425 San Pablo Ave, Oakland, CA 94608—a 21-unit motel built in 1954, spanning 4,172 square feet on a generous lot. This two-story property features 21 well-configured rooms with full baths and sits in a highly walkable location near neighborhood staples such as the local library, exercise studios, restaurants, and cafés. Perfectly positioned along a high-demand corridor bordering Emeryville, the site offers exceptional multifamily development potential and serves as a prime canvas for visionary developers seeking to transform a classic motel into modern apartment residences.

The property benefits from unmatched accessibility—just few blocks from a grocery store and Emery High School, and minutes from notable employment centers such as Pixar Studios, drawing both working professionals and visitors who may seek accommodations at a remodeled hotel. It is also strategically located near shopping centers, public transportation, and minutes away from the 80 or 580 freeways. With Sutter Health's major expansion planned to open in 2032 further signaling strong long-term growth in the area.

This property has the potential to be a gateway to legacy wealth in one of the Bay Area's most dynamic and rapidly evolving markets. Don't miss the opportunity to reimagine this asset into a thriving multifamily masterpiece or the opportunity to make this a place for the community members in need. Contact Infinity Investments today to explore this unparalleled offering.

PROPERTY PROFILE

5425 San Pablo Ave, Oakland, CA



LOCATION

Property Address	5425 San Pablo Ave Oakland, CA 94608-3021
Subdivision	
Carrier Route	C031
County	Alameda County, CA

GENERAL PARCEL INFORMATION

APN/Tax ID	13-1184-2
Alt. APN	013-1184-002-00
Account Number	
Tax Area	17-043
2020 Census Trct/Blk	4009/2
Assessor Roll Year	2025

PROPERTY SUMMARY

Property Type	Commercial
Land Use	Motel
Improvement Type	Motel
Square Feet	4172
# of Buildings	1

CURRENT OWNER

Mailing Address	5425 San Pablo Ave Oakland, CA 94608-3021
Owner Occupied	No

SCHOOL INFORMATION

These are the closest schools to the property

Sankofa Academy	1.2 mi
Elementary: K to 5	Distance
Claremont Middle School	1.8 mi
Middle: 6 to 8	Distance
Oakland International High School	1.2 mi
High: 9 to 12	Distance

PROPERTY PHOTOS

5425 San Pablo Ave, Oakland, CA



PROPERTY PHOTOS

5425 San Pablo Ave, Oakland, CA



2023 PROFITS & LOSSES (PAGE 1)

5425 San Pablo Ave, Oakland, CA

SCHEDULE C
(Form 1040)

Profit or Loss From Business
(Sole Proprietorship)

OMB No 1545-0074

2023

Department of the Treasury
Internal Revenue Service

Attach to Form 1040, 1040-SR, 1040-SS, 1040-NR, or 1041; partnerships must generally file Form 1065.
Go to www.irs.gov/ScheduleC for instructions and the latest information.

Attachment
Sequence No **09**

Name of proprietor

GOVINDBHAI PATEL

A Principal business or profession, including product or service (see instructions)

MOTEL

B Enter code from instructions

721100

C Business name. If no separate business name, leave blank.

CHAPARRAL MOTEL

D Employer ID number (EIN) (see instr.)

E Business address (including suite or room no.) 5425 SAN PABLO AVE.

City, town, or post office, state, and ZIP code OAKLAND CA 94608

F Accounting method: (1) Cash (2) Accrual (3) Other (specify)

G Did you "materially participate" in the operation of this business during 2023? If "No," see instructions for limit on losses. Yes No

H If you started or acquired this business during 2023, check here

I Did you make any payments in 2023 that would require you to file Form(s) 1099? See instructions. Yes No

J If "Yes," did you or will you file required Form(s) 1099? Yes No

Part I Income

1	Gross receipts or sales. See instructions for line 1 and check the box if this income was reported to you on Form W-2 and the "Statutory employee" box on that form was checked	<input type="checkbox"/>	1	95,588.
2	Returns and allowances		2	
3	Subtract line 2 from line 1		3	95,588.
4	Cost of goods sold (from line 42)		4	
5	Gross profit. Subtract line 4 from line 3		5	95,588.
6	Other income, including federal and state gasoline or fuel tax credit or refund (see instructions)		6	
7	Gross income. Add lines 5 and 6		7	95,588.

Part II Expenses. Enter expenses for business use of your home **only** on line 30.

8	Advertising	8		18	Office expense (see instructions)	18	249.
9	Car and truck expenses (see instructions)	9		19	Pension and profit-sharing plans	19	
10	Commissions and fees	10		20	Rent or lease (see instructions):		
11	Contract labor (see instructions)	11		a	Vehicles, machinery, and equipment	20a	
12	Depletion	12		b	Other business property	20b	
13	Depreciation and section 179 expense deduction (not included in Part III) (see instructions)	13		21	Repairs and maintenance	21	
14	Employee benefit programs (other than on line 19)	14		22	Supplies (not included in Part III)	22	16,890.
15	Insurance (other than health)	15	1,540.	23	Taxes and licenses	23	21,233.
16	Interest (see instr.):			24	Travel and meals:		
a	Mortgage (paid to banks, etc.)	16a		a	Travel	24a	
b	Other	16b		b	Deductible meals (see instructions)	24b	
17	Legal and professional services	17	2,750.	25	Utilities	25	24,453.
				26	Wages (less employment credits)	26	18,000.
				27a	Other expenses (from line 48)	27a	33,144.
				b	Energy efficient commercial buildings deduction (attach Form 7205)	27b	

28 Total expenses before expenses for business use of home. Add lines 8 through 27b 28 118,259.

29 Tentative profit or (loss). Subtract line 28 from line 7 29 -22,671.

30 Expenses for business use of your home. Do not report these expenses elsewhere. Attach Form 8829 unless using the simplified method. See instructions.
Simplified method filers only: Enter the total square footage of (a) your home: _____ and (b) the part of your home used for business: _____. Use the Simplified Method Worksheet in the instructions to figure the amount to enter on line 30 30

31 Net profit or (loss). Subtract line 30 from line 29.
• If a profit, enter on both Schedule 1 (Form 1040), line 3, and on Schedule SE, line 2. (If you checked the box on line 1, see instructions.) Estates and trusts, enter on Form 1041, line 3.
• If a loss, you must go to line 32. 31 -22,671.

32 If you have a loss, check the box that describes your investment in this activity. See instructions.
• If you checked 32a, enter the loss on both Schedule 1 (Form 1040), line 3, and on Schedule SE, line 2. (If you checked the box on line 1, see the line 31 instructions.) Estates and trusts, enter on Form 1041, line 3.
• If you checked 32b, you must attach Form 6198. Your loss may be limited. 32a All investment is at risk.
32b Some investment is not at risk.

BAA For Paperwork Reduction Act Notice, see the separate instructions.

FD/20112L 07/31/23

Schedule C (Form 1040) 2023

2023 PROFITS & LOSSES (PAGE 2)

5425 San Pablo Ave, Oakland, CA

Part III Cost of Goods Sold (see instructions)

33 Method(s) used to value closing inventory: a Cost b Lower of cost or market c Other (attach explanation)

34 Was there any change in determining quantities, costs, or valuations between opening and closing inventory? Yes No
If "Yes," attach explanation

35 Inventory at beginning of year. If different from last year's closing inventory, attach explanation	35
36 Purchases less cost of items withdrawn for personal use	36
37 Cost of labor. Do not include any amounts paid to yourself	37
38 Materials and supplies	38
39 Other costs	39
40 Add lines 35 through 39	40
41 Inventory at end of year	41
42 Cost of goods sold. Subtract line 41 from line 40. Enter the result here and on line 4	42

Part IV Information on Your Vehicle. Complete this part only if you are claiming car or truck expenses on line 9 and are not required to file Form 4562 for this business. See the instructions for line 13 to find out if you must file Form 4562.

43 When did you place your vehicle in service for business purposes? (month/day/year) _____

44 Of the total number of miles you drove your vehicle during 2023, enter the number of miles you used your vehicle for:
a Business _____ b Commuting (see instructions) _____ c Other _____

45 Was your vehicle available for personal use during off-duty hours? Yes No

46 Do you (or your spouse) have another vehicle available for personal use? Yes No

47a Do you have evidence to support your deduction? Yes No
b If "Yes," is the evidence written? Yes No

Part V Other Expenses. List below business expenses not included on lines 8-26, line 27b, or line 30.

GARBAGE EXPENSE	6,313.
OCCUPANCY TAX EXPENSES	13,331.
PAYROLL TAX EXPENSES	421.
PEST CONTROL	1,553.
REPAIRS AND MAINTENANCE	10,918.
TELEPHONE	608.
48 Total other expenses. Enter here and on line 27a	48 33,144.

2024 PROFITS & LOSSES (PAGE 1)

5425 San Pablo Ave, Oakland, CA

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(Sole Proprietorship)

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A Principal business or profession, including product or service (see instructions)

MOTEL

B Enter code from instructions

721100

C Business name. If no separate business name, leave blank.

CHAPARRAL MOTEL

D Employer ID number (EIN) (see instr.)

47-2707699

E Business address (including suite or room no.) **5425 SAN PABLO AVE.**

City, town or post office, state, and ZIP code **OAKLAND CA 94608**

F Accounting method: (1) Cash (2) Accrual (3) Other (specify)

G Did you "materially participate" in the operation of this business during 2024? If "No," see instructions for limit on losses. Yes No

H If you started or acquired this business during 2024, check here.

I Did you make any payments in 2024 that would require you to file Form(s) 1099? See instructions. Yes No

J If "Yes," did you or will you file required Form(s) 1099?. Yes No

Part I Income

1 Gross receipts or sales. See instructions for line 1 and check the box if this income was reported to you on Form W-2 and the "Statutory employee" box on that form was checked. <input type="checkbox"/>	1	132,631.
2 Returns and allowances	2	
3 Subtract line 2 from line 1	3	132,631.
4 Cost of goods sold (from line 42)	4	
5 Gross profit. Subtract line 4 from line 3	5	132,631.
6 Other income, including federal and state gasoline or fuel tax credit or refund (see instructions)	6	
7 Gross income. Add lines 5 and 6	7	132,631.

Part II Expenses. Enter expenses for business use of your home **only** on line 30.

8 Advertising	8		18 Office expense (see instructions)	18	
9 Car and truck expenses (see instructions)	9	2,482.	19 Pension and profit-sharing plans	19	
10 Commissions and fees	10		20 Rent or lease (see instructions):		
11 Contract labor (see instructions)	11		a Vehicles, machinery, and equipment	20a	
12 Depletion	12		b Other business property	20b	
13 Depreciation and section 179 expense deduction (not included in Part III) (see instructions)	13		21 Repairs and maintenance	21	2,100.
14 Employee benefit programs (other than on line 19)	14		22 Supplies (not included in Part III)	22	14,531.
15 Insurance (other than health)	15		23 Taxes and licenses	23	21,221.
16 Interest (see instr.):			24 Travel and meals:		
a Mortgage (paid to banks, etc.)	16a		a Travel	24a	
b Other	16b		b Deductible meals (see instructions)	24b	
17 Legal and professional services	17	5,650.	25 Utilities	25	29,553.
28 Total expenses before expenses for business use of home. Add lines 8 through 27b	28		26 Wages (less employment credits)	26	13,500.
29 Tentative profit or (loss). Subtract line 28 from line 7	29	11,724.	27a Other expenses (from line 48)	27a	31,870.
30 Expenses for business use of your home. Do not report these expenses elsewhere. Attach Form 8829 unless using the simplified method. See instructions. Simplified method filers only: Enter the total square footage of (a) your home: _____ and (b) the part of your home used for business: _____. Use the Simplified Method Worksheet in the instructions to figure the amount to enter on line 30.	30		b Energy efficient commercial buildings deduction (attach Form 7205)	27b	
31 Net profit or (loss). Subtract line 30 from line 29. • If a profit, enter on both Schedule 1 (Form 1040), line 3, and on Schedule SE, line 2. (If you checked the box on line 1, see instructions.) Estates and trusts, enter on Form 1041, line 3. • If a loss, you must go to line 32.	31	11,724.			
32 If you have a loss, check the box that describes your investment in this activity. See instructions. • If you checked 32a, enter the loss on both Schedule 1 (Form 1040), line 3, and on Schedule SE, line 2. (If you checked the box on line 1, see the line 31 instructions.) Estates and trusts, enter on Form 1041, line 3. • If you checked 32b, you must attach Form 6198. Your loss may be limited.			32a <input type="checkbox"/> All investment is at risk.		
			32b <input type="checkbox"/> Some investment is not at risk.		

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FD120112L 07/22/24

Schedule C (Form 1040) 2024

2024 PROFITS & LOSSES (PAGE 2)

5425 San Pablo Ave, Oakland, CA

Schedule C (Form 1040) 2024

Page 2

Part III Cost of Goods Sold (see instructions)

33 Method(s) used to value closing inventory: a Cost b Lower of cost or market c Other (attach explanation)

34 Was there any change in determining quantities, costs, or valuations between opening and closing inventory? If "Yes," attach explanation. Yes No

35 Inventory at beginning of year. If different from last year's closing inventory, attach explanation	35
36 Purchases less cost of items withdrawn for personal use	36
37 Cost of labor. Do not include any amounts paid to yourself	37
38 Materials and supplies	38
39 Other costs	39
40 Add lines 35 through 39	40
41 Inventory at end of year	41
42 Cost of goods sold. Subtract line 41 from line 40. Enter the result here and on line 4	42

Part IV Information on Your Vehicle. Complete this part **only** if you are claiming car or truck expenses on line 9 and are not required to file Form 4562 for this business. See the instructions for line 13 to find out if you must file Form 4562.

43 When did you place your vehicle in service for business purposes? (month/day/year) 1/01/24

44 Of the total number of miles you drove your vehicle during 2024, enter the number of miles you used your vehicle for:
 a Business 3,142 b Commuting (see instructions) _____ c Other 9,358

45 Was your vehicle available for personal use during off-duty hours? Yes No

46 Do you (or your spouse) have another vehicle available for personal use? Yes No

47a Do you have evidence to support your deduction? Yes No

b If "Yes," is the evidence written? Yes No

Part V Other Expenses. List below business expenses not included on lines 8-26, line 27b, or line 30.

DISCOUNT SERVICE FEE	8,965.
DUES AND SUBSCRIPTIONS	2,900.
GARBAGE EXPENSE	6,528.
LANDSCAPING	960.
OCCUPANCY TAX EXPENSES	7,591.
PAYROLL TAX EXPENSES	1,330.
PEST CONTROL	1,496.
REPAIRS AND MAINTENANCE	2,100.
48 Total other expenses. Enter here and on line 27a	48 31,870.

Schedule C (Form 1040) 2024

SALES COMPARABLES

5425SanPabloAve,Oakland, CA

Comparables Sold Price

Address	City	Zip Code	State	Sale Date	Sold Price
988 BROADWAY	OAKLAND	94607	CA		\$10,600,000
3650 MANDELA PKWY	OAKLAND	94608	CA		\$33,000,000
490 W MACARTHUR BLVD	OAKLAND	94609	CA		\$13,250,000
8471 ENTERPRISE WAY	OAKLAND	94621	CA		\$10,500,000
8100 MACARTHUR BLVD	OAKLAND	94605	CA		\$2,000,000

Comparables Units and Square Footage

Address	Lot Size SqFt	Building SqFt	Sold Price/SqFt	Number of Units	Sold Price/Unit
988 BROADWAY	42,593	96,300	\$110.07	162	\$110.07
3650 MANDELA PKWY	131,143	65,620	\$502.90	149	\$502.90
490 W MACARTHUR BLVD	29,042	18,970	\$698.47	49	\$698.47
8471 ENTERPRISE WAY	55,321	28,776	\$364.89	100	\$364.89
8100 MACARTHUR BLVD	20,005	6,983	\$286.41	23	\$286.41

BIO - BOBBIE PATEL

Infinity Investments

Bobbie Patel is an Oakland native and a highly credentialed real estate expert serving the dynamic San Francisco Bay Area. She holds an MBA, a Bachelors of Science in Business Administration from the Haas School of Business at UC Berkeley , and is a Certified Internal Auditor (CIA) and Project Management Professional (PMP). This comprehensive background enables her to provide clients with a distinct advantage.

Leveraging over a decade of personal experience as a buyer, seller, and investor — including owning her own home and investment properties— Bobbie truly understands the value of real estate. Her professional expertise in auditing and project management translates into exceptional negotiation skills, a commitment to quality results, and the ability to work effectively with diverse groups and personalities. She believes in educating her clients so they fully understand every step of the real estate process.

Bobbie has witnessed firsthand the incredible transformation of the Bay Area's beautiful cities, an area consistently ranked among the nation's most exciting places to live. When she isn't serving clients, Bobbie indulges her passion for health and fitness by offering free coaching and enjoys volunteering for various non-profits.

BIO - STEVE PETERSON, CCIM

Infinity Investments

Steve Peterson CCIM, is the Broker/Owner of Infinity Investments which is a commercial real estate brokerage and investment firm based in Oakland, California. His focus and expertise are apartment buildings, but he is also experienced in office and retail property, working as both a broker and principal

Steve has been in the commercial real estate business for 20 years (August 2003-Present) both as an investor and a broker/agent. He started in commercial real estate working for an investment firm raising capital towards the acquisition of large apartment buildings and small NNN leased retail property. In 2006 he began his Sales Career selling small to mid-sized Apartment buildings. He started Infinity Investments in November 2009 amidst one of the worst real estate & economic downturns in history; however, the company has turned a profit each year and now has 25 Real Estate Agents under its License..

As an Investor, Steve has extensive experience in renovating properties as well as acquiring rental property for the purposes of producing income. Steve has done so primarily by finding quality deals that are usually not listed on the public market and then identifying investors that have an appetite for the existing deal. By educating Investors through a series of Seminars, Workshops and YouTube Videos, Steve has been able to pull several Investors together in various syndications and plans to scale these activities into an Investment Fund. Having been born and raised in Oakland, CA and attended San Jose State University from 2000-2004 majoring in Finance, Steve is a Bay Area native who has clients, colleagues, and associates from the Silicon Valley to the Peninsula, and all throughout the East Bay.

Steve has earned the CCIM (Certified Commercial Investment Member) designation which is the highest designation in the commercial real estate field and served as the President of the NorCal CCIM Chapter in 2018. Steve also became President of the Associated Real Property Brokers (ARPB) from 2015 to 2016, the Oakland REALTIST Chapter of NAREB (National Association of Real Estate Brokers) the oldest Minority Trade Association of any kind in the United States. Finally, he was also the President of the California Association of Real Estate Brokers (CAREB) in 2017 & 2018. In 2022, Steve completed the Goldman Sachs 10,000 Small Businesses program and is now a certified Goldman Sachs 10KSB Alumni.



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