

FOR SALE | 1 UNITS

530 E 8TH STREET # 203

OAKLAND, CA 94606



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

TABLE OF CONTENTS

PROPERTY INFORMATION

3

All materials and information received or derived from Commercial Property Group its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

SALE COMPARABLES

9

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



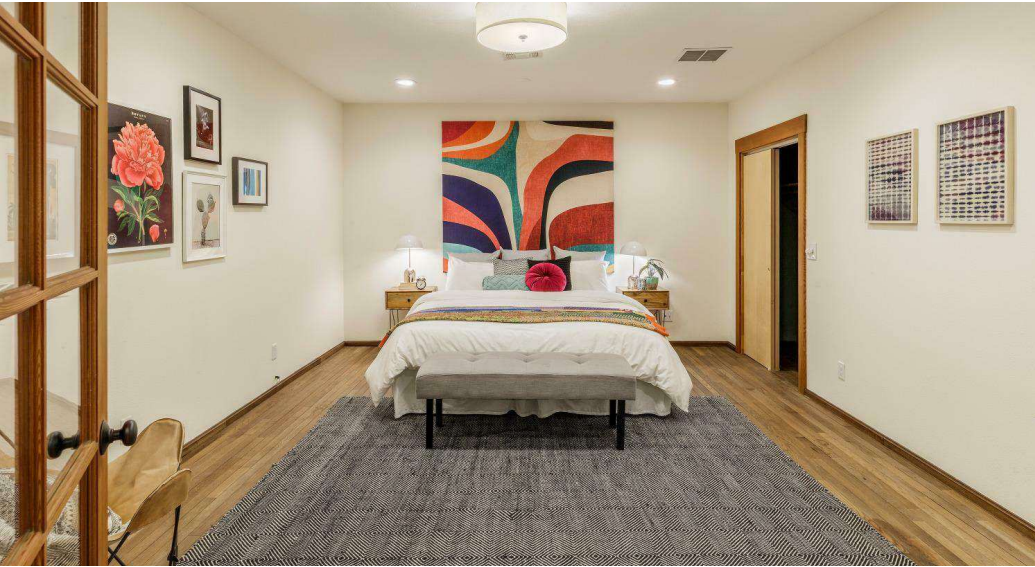
OFFERING SUMMARY

Sale Price :	\$495,000
Unit Size:	1,975 SF
Available SF:	2,100 SF
Lot Size:	14,997 SF
Price / SF:	\$250
GRM:	13.75
Year Built:	1956
Renovated:	1975
Market:	Oakland

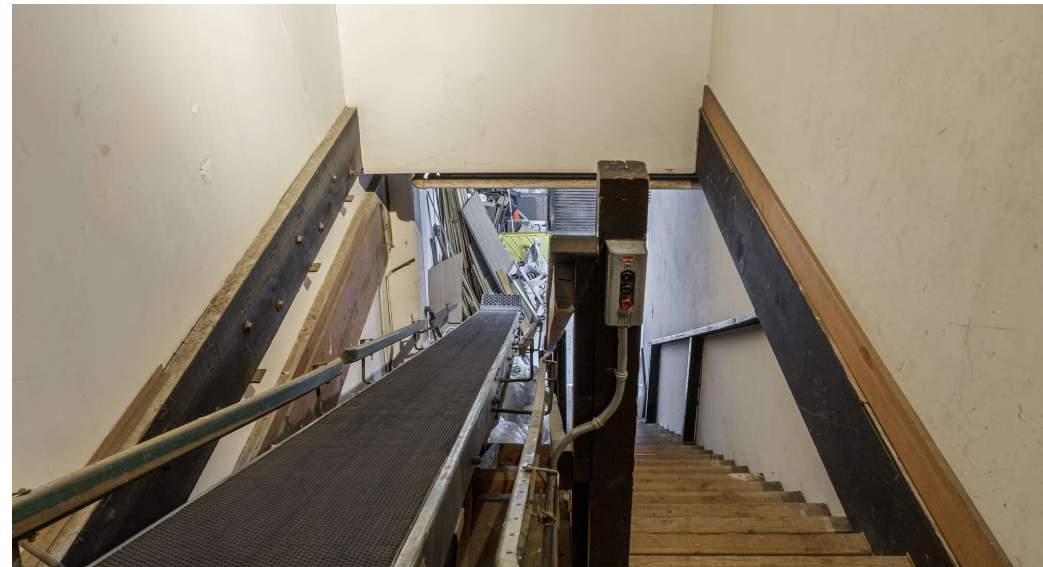
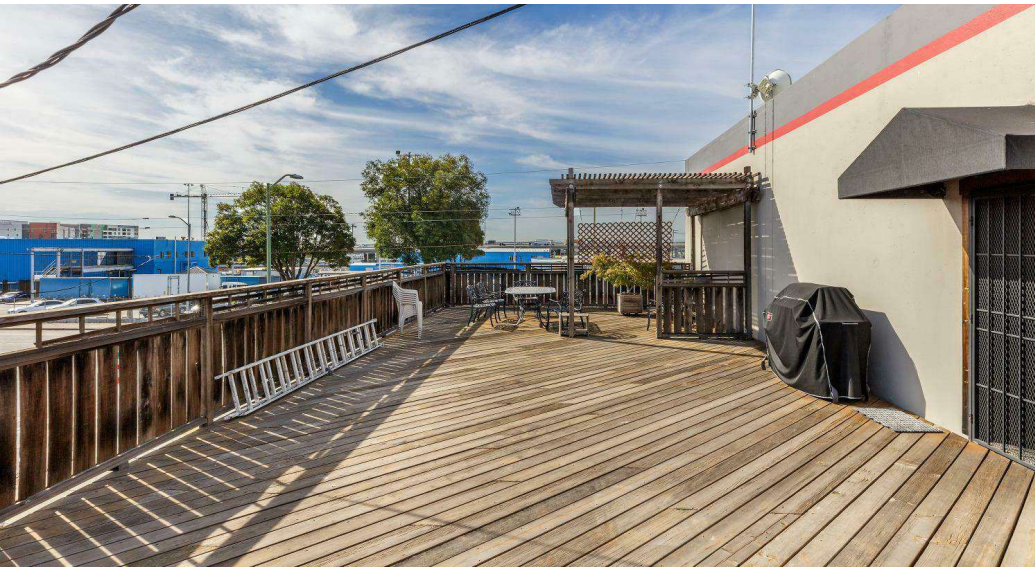
PROPERTY OVERVIEW

This spacious unit spans 2,100 ft. and boasts three cozy bedrooms, along with a well-appointed bathroom. Offering plenty of storage space it also comes equipped with in-unit washer/dryer connections and a two-zone HVAC system for comfort. Other perks include a two-car parking spot and a monthly HOA fee of \$642 covering common area laundry, water, and high-speed gigabit internet. The generous living area is versatile and ideal, for families or roommates while the high-speed internet ensures connectivity. The personalized climate control provided by the two-zone HVAC system adds to the comfort of this property.

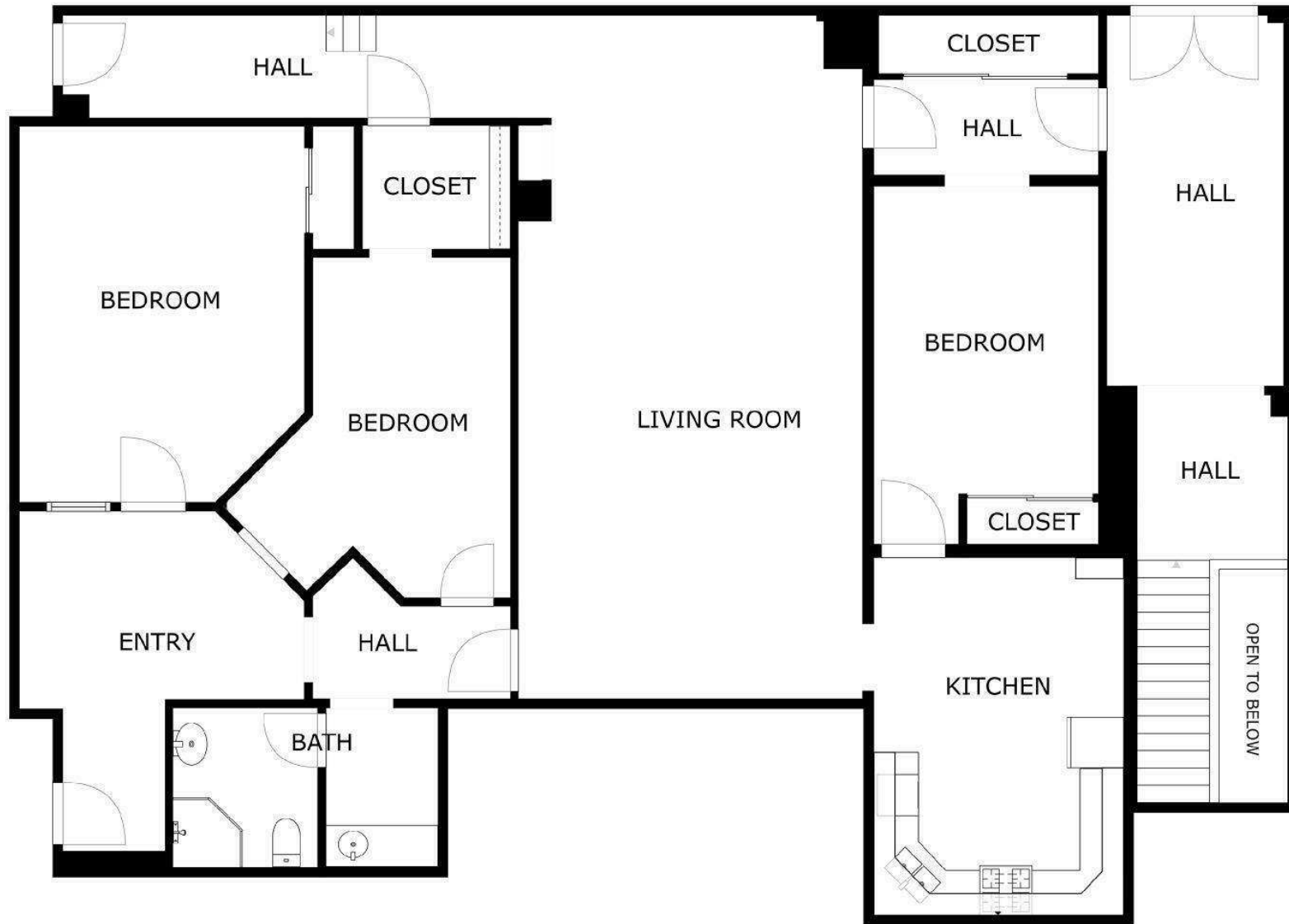
ADDITIONAL PHOTOS



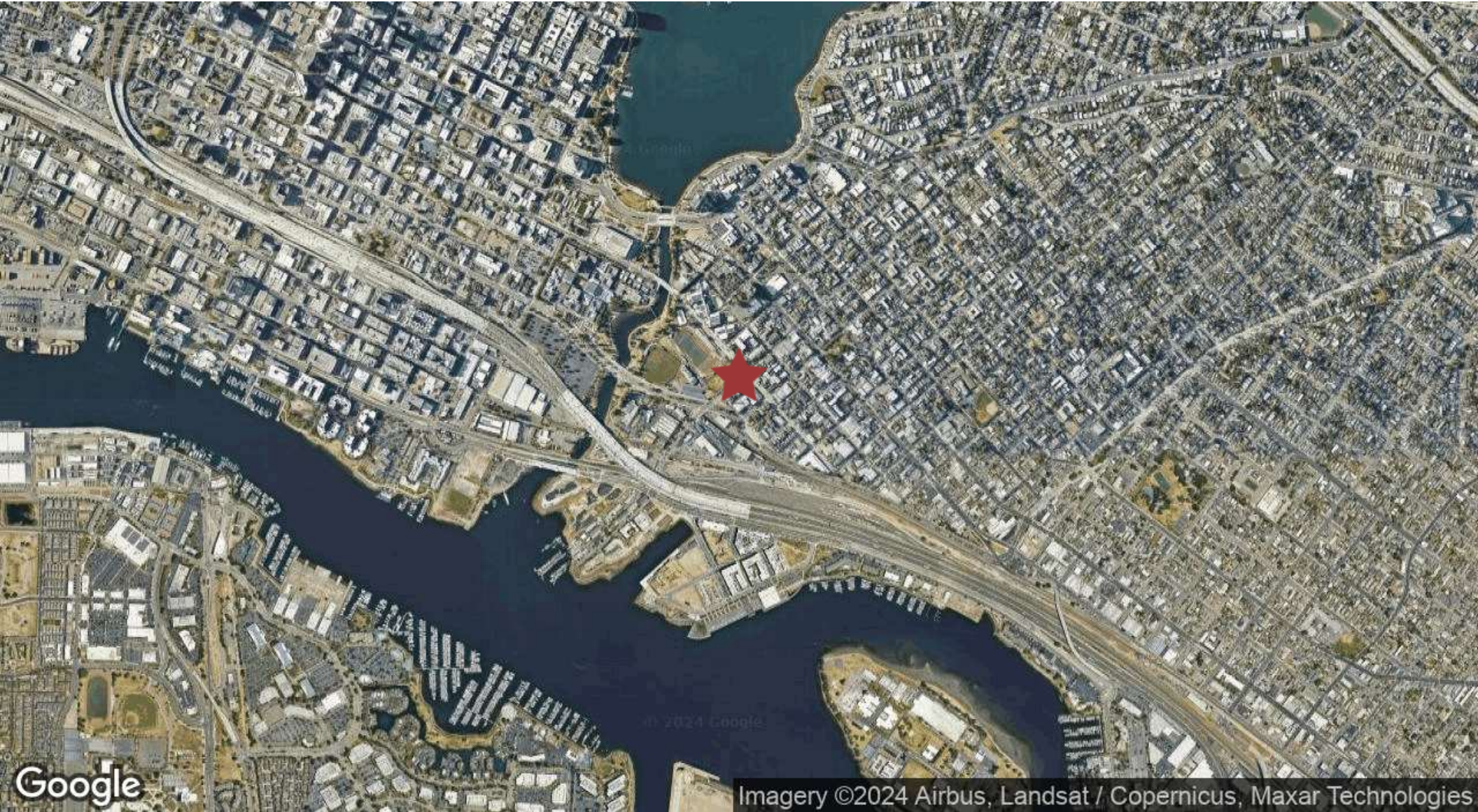
ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



AERIAL MAP



SECTION 2

SALE COMPARABLES



530 E 8th Street # 203 Oakland, CA 94606

SALE COMPS



530 E 8TH STREET # 203

Oakland, CA 94606

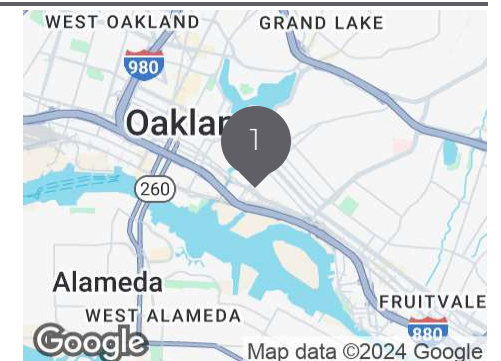
Price:	\$495,000	Bldg Size:	1,975 SF
Lot Size:	14,997 SF	No. Units:	1
Year Built:	1956		



530 E 8TH STREET #105

Oakland, CA 94606

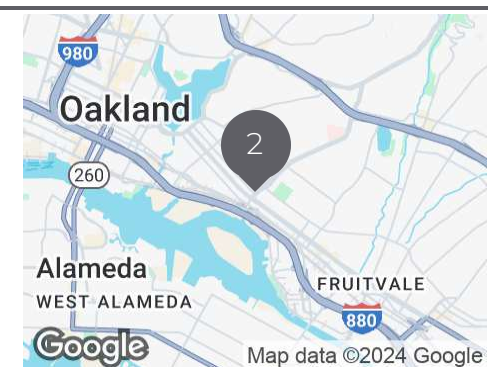
Price:	\$480,000	Bldg Size:	1,271 SF
Lot Size:	17,500 SF	No. Units:	1
Year Built:	1956		



1515 14TH AVE

Oakland, CA 94606

Price:	\$475,000	Bldg Size:	1,222 SF
Lot Size:	8,901 SF	No. Units:	1
Year Built:	2004		



SALE COMPS



3

737 2ND AVENUE UNIT #404
Oakland, CA 94607

Price:	\$563,002	Bldg Size:	1,333 SF
Lot Size:	17,500 SF	No. Units:	1
Year Built:	1920		



4

737 2ND ST UNIT 309
Oakland, CA 94607

Price:	\$597,000	Bldg Size:	1,546 SF
Lot Size:	17,500 SF	No. Units:	1
Year Built:	1920		



5

311 2ND STREET UNIT 101
Oakland, CA 94607

Price:	\$669,000	Bldg Size:	1,062 SF
No. Units:	1	Year Built:	2009



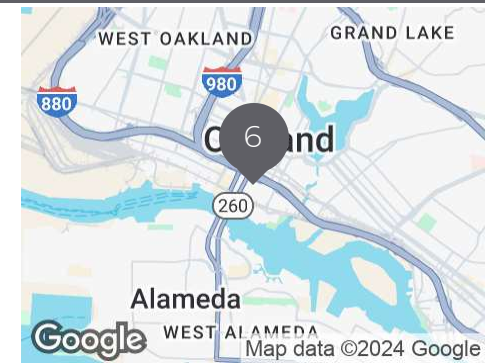
SALE COMPS

6



247 4TH ST
Oakland, CA 94607

Price:	\$680,000	Bldg Size:	1,404 SF
Lot Size:	15,021 SF	No. Units:	1
Year Built:	1923		

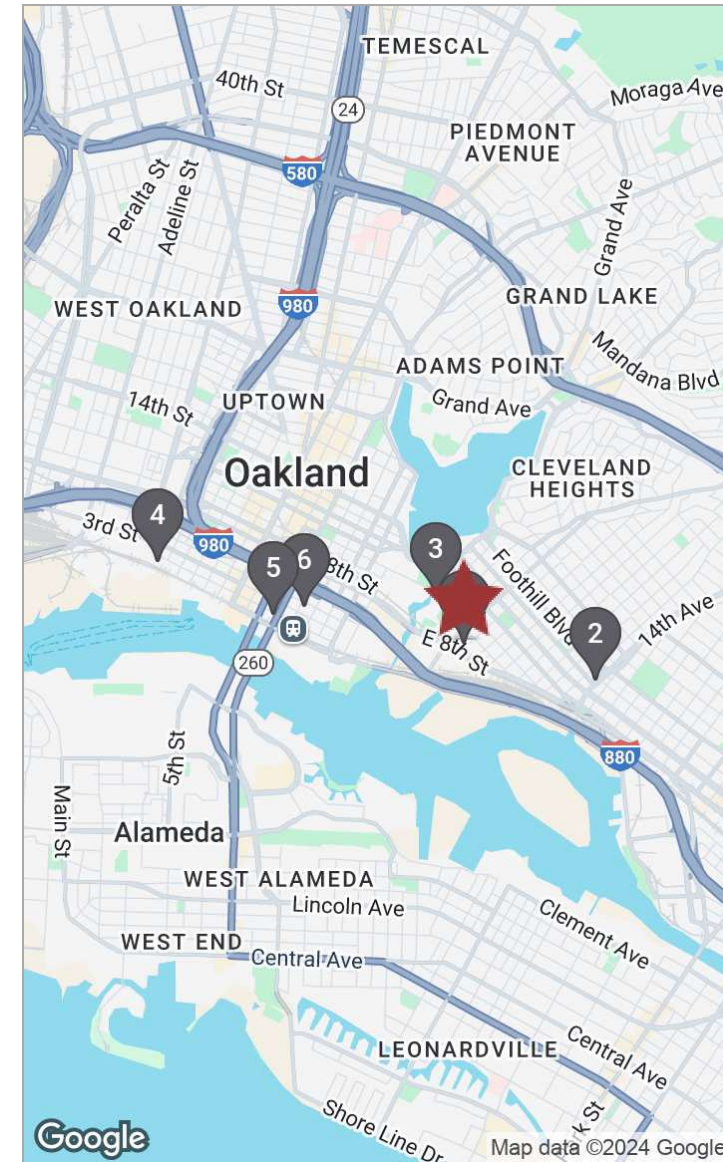


SALE COMPS SUMMARY

SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	# OF UNITS	
530 E 8th Street # 203 Oakland, CA 94606	\$495,000	1,975 SF	\$250.63	1	
SALE COMPS	PRICE	BLDG SF	PRICE/SF	# OF UNITS	CLOSE
530 E 8th Street #105					
1 Oakland, CA 94606	\$480,000	1,271 SF	\$377.66	1	07/02/2024
1515 14th Ave					
2 Oakland, CA 94606	\$475,000	1,222 SF	\$388.71	1	11/30/2023
737 2nd Avenue Unit #404					
3 Oakland, CA 94607	\$563,002	1,333 SF	\$422.36	1	05/30/2024
737 2nd St Unit 309					
4 Oakland, CA 94607	\$597,000	1,546 SF	\$386.16	1	04/05/2024
311 2nd Street unit 101					
5 Oakland, CA 94607	\$669,000	1,062 SF	\$629.94	1	03/29/2024
247 4th St					
6 Oakland, CA 94607	\$680,000	1,404 SF	\$484.33	1	05/01/2024
	PRICE	BLDG SF	PRICE/SF	# OF UNITS	CLOSE
TOTALS/AVERAGES	\$577,334	1,306 SF	\$442.06	1	

SALE COMPS MAP & SUMMARY

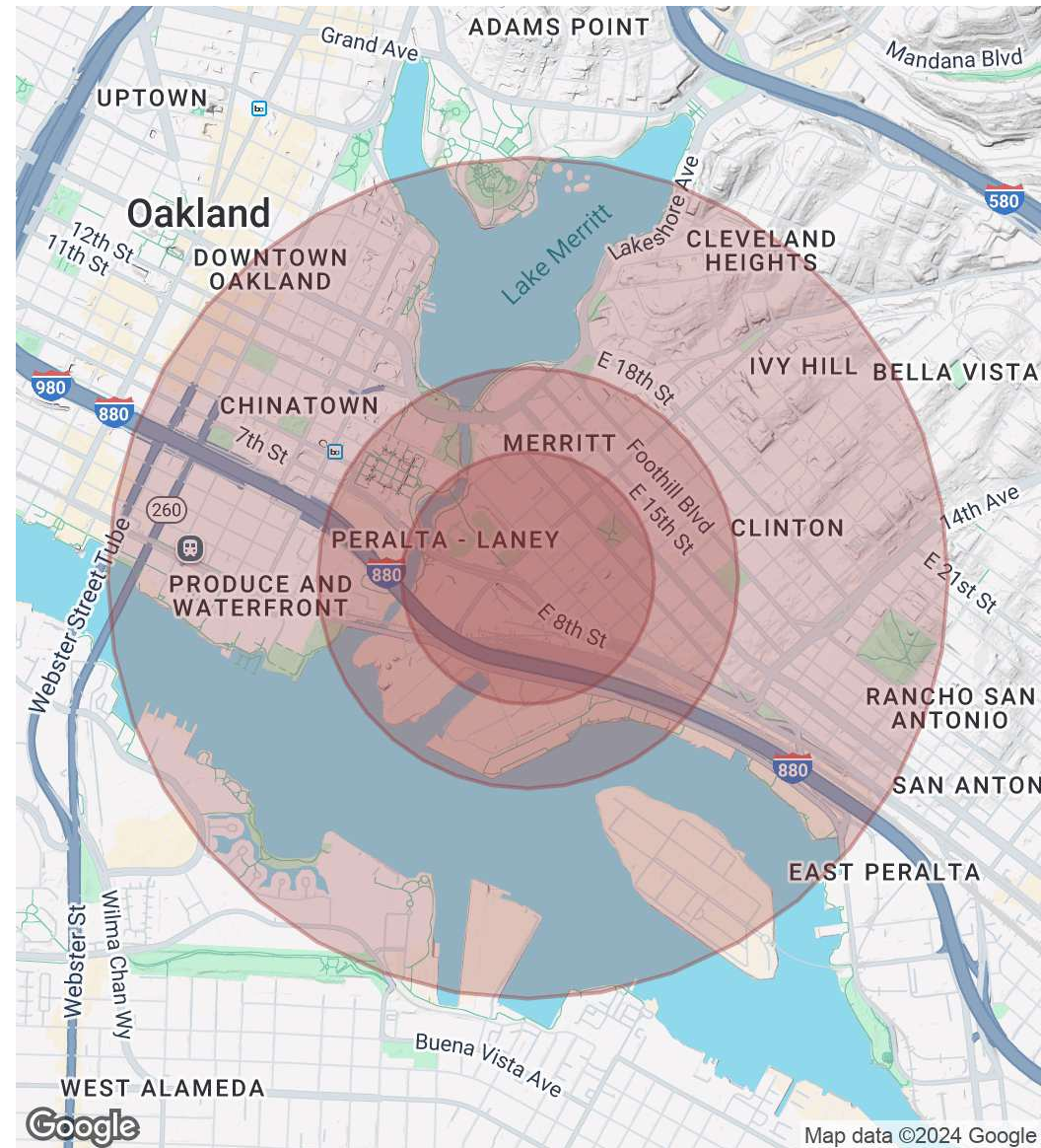
	NAME/ADDRESS	PRICE	BLDG SIZE	NO. UNITS	PRICE/SF
★	530 E 8th Street # 203 Oakland, CA	\$495,000	1,975 SF	1	\$250.63
1	530 E 8th Street #105 Oakland, CA	\$480,000	1,271 SF	1	\$377.66
2	1515 14th Ave Oakland, CA	\$475,000	1,222 SF	1	\$388.71
3	737 2nd Avenue Unit #404 Oakland, CA	\$563,002	1,333 SF	1	\$422.36
4	737 2nd St Unit 309 Oakland, CA	\$597,000	1,546 SF	1	\$386.16
5	311 2nd Street unit 101 Oakland, CA	\$669,000	1,062 SF	1	\$629.94
6	247 4th St Oakland, CA	\$680,000	1,404 SF	1	\$484.33
	AVERAGES	\$577,334	1,306 SF	1	\$448.19



DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,687	7,494	38,899
Average Age	42	43	43
Average Age (Male)	41	41	42
Average Age (Female)	44	44	43
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,026	3,087	17,993
# of Persons per HH	2.6	2.4	2.2
Average HH Income	\$109,191	\$110,402	\$121,832
Average House Value	\$813,980	\$829,331	\$962,871

Demographics data derived from AlphaMap



ADVISOR BIO 1



STEPHEN PAGONES

sp@recpg.com

Direct: **510.255.2248**

CaIDRE #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)

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