

FOR SALE | 7 UNITS

3464 CHAMPION STREET

3464 CHAMPION STREET, OAKLAND, CA 94602



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OAK TREE
PROPERTY GROUP
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TABLE OF CONTENTS

PROPERTY INFORMATION

3

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FINANCIAL ANALYSIS

6

LOCATION INFORMATION

13

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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



3464 Champion Street Oakland, CA 94602

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price :	\$999,999
Price / Unit:	\$142,857 Per Unit
Building Size:	5,060 SF
Lot Size:	6,000 SF
Price / SF:	\$197
Cap Rate:	5.96%
GRM:	9.82
Market Cap Rate:	10.32%
Market GRM:	6.83
NOI:	\$59,622
Year Built:	1956

PROPERTY OVERVIEW

Qualified investors are extended the opportunity to acquire 3464 Champion Street, located in Oakland, CA. This well-maintained apartment community was built in 1956 and includes 4 one bedroom / one bathroom units and 2 two bedroom one bathroom units with 1 non-conforming studio/storage unit. Recent Capital improvements include completion of the seismic retrofit for the soft story. Each unit is individually metered for gas and electric.

Disclosures: <https://app.disclosures.io/link/3464-Champion-Street-d6ylzwyf>

Virtual Tours:

- Unit 4: <https://my.matterport.com/show/?m=Lrg3cG6aCYi>
- Unit 5: <https://my.matterport.com/show/?m=DPvfcheCXB>

OFFERS Due: Offers will be reviewed upon receipt.

Submit Offers Here: <https://app.disclosures.io/link/3464-Champion-Street-d6ylzwyf>

RENT ROLL

SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	MARKET RENT
1	2	1	750 SF	\$1,089	\$1.45	\$2,150
2	2	1	750 SF	\$892	\$1.19	\$2,150
3	1	1	600 SF	\$944	\$1.57	\$1,750
4	1	1	600 SF	\$1,595	\$2.66	\$1,750
5	1	1	557 SF	\$1,895	\$3.40	\$1,695
6	1	1	600 SF	\$1,125	\$1.87	\$1,750
7 Non-Conforming	-	1	227 SF	\$950	\$4.19	\$950
TOTALS			4,084 SF	\$8,489	\$16.33	\$12,195
AVERAGES			583 SF	\$1,213	\$2.33	\$1,742

SECTION 2

FINANCIAL ANALYSIS



FINANCIAL SUMMARY

INVESTMENT OVERVIEW	CURRENT	MARKET
Price	\$999,999	\$999,999
Price per Unit	\$142,857	\$142,857
Price per SF	\$197	\$197
CAP Rate	5.96%	10.3%
GRM	9.82	6.8
Cash-on-Cash Return (yr 1)	3.31%	15.76 %
Total Return (yr 1)	\$19,213	\$62,791
Debt Coverage Ratio	1.24	2.15
OPERATING DATA	CURRENT	MARKET
Gross Scheduled Income	\$101,871	\$146,340
Other Income	\$1,733	\$1,733
Total Scheduled Income	\$103,605	\$148,073
Vacancy Cost	\$2,037	\$2,926
Gross Income	\$101,568	\$145,146
Operating Expenses	\$41,945	\$41,945
Net Operating Income	\$59,622	\$103,201
Pre-Tax Cash Flow	\$11,596	\$55,175
FINANCING DATA	CURRENT	MARKET
Down Payment	\$350,000	\$350,000
Loan Amount	\$649,999	\$649,999
Debt Service	\$48,026	\$48,026
Debt Service Monthly	\$4,002	\$4,002
Principal Reduction (yr 1)	\$7,616	\$7,616

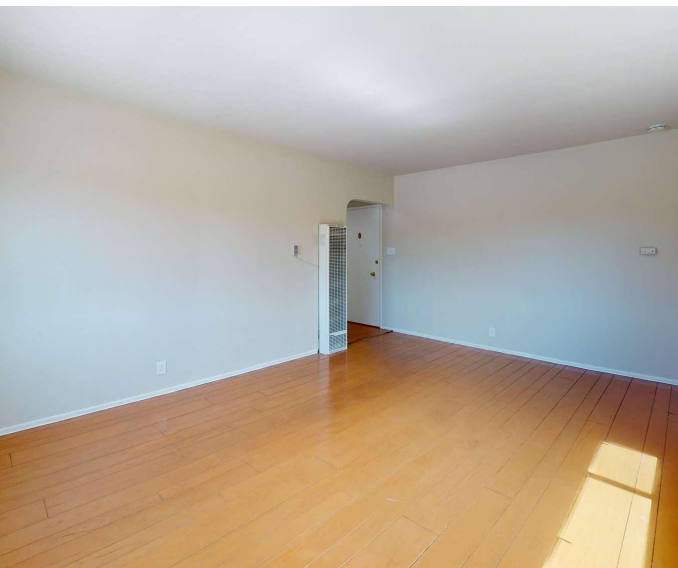
INCOME & EXPENSES

INCOME SUMMARY	CURRENT	MARKET
Rental Income	\$101,872	\$146,340
Laundry Income	\$1,134	\$1,134
Pet Rent Income	\$600	\$600
Vacancy Cost	(\$2,037)	(\$2,927)
GROSS INCOME	\$101,568	\$145,147
EXPENSES SUMMARY	CURRENT	MARKET
Real Estate Taxes @ 1.2603%	\$12,603	\$12,603
Special Assessments	\$5,505	\$5,505
Insurance	\$6,608	\$6,608
PG&E	\$2,084	\$2,084
Water	\$2,678	\$2,678
Garbage	\$5,376	\$5,376
Business License	\$1,073	\$1,073
Oakland Rent Adjustment Fee (\$110 Per Unit/Year)	\$770	\$770
Repairs & Maintenance @ \$500 Per Unit	\$3,500	\$3,500
Replacement Reserves @250 Per Unit	\$1,750	\$1,750
OPERATING EXPENSES	\$41,946	\$41,946
NET OPERATING INCOME	\$59,622	\$103,201

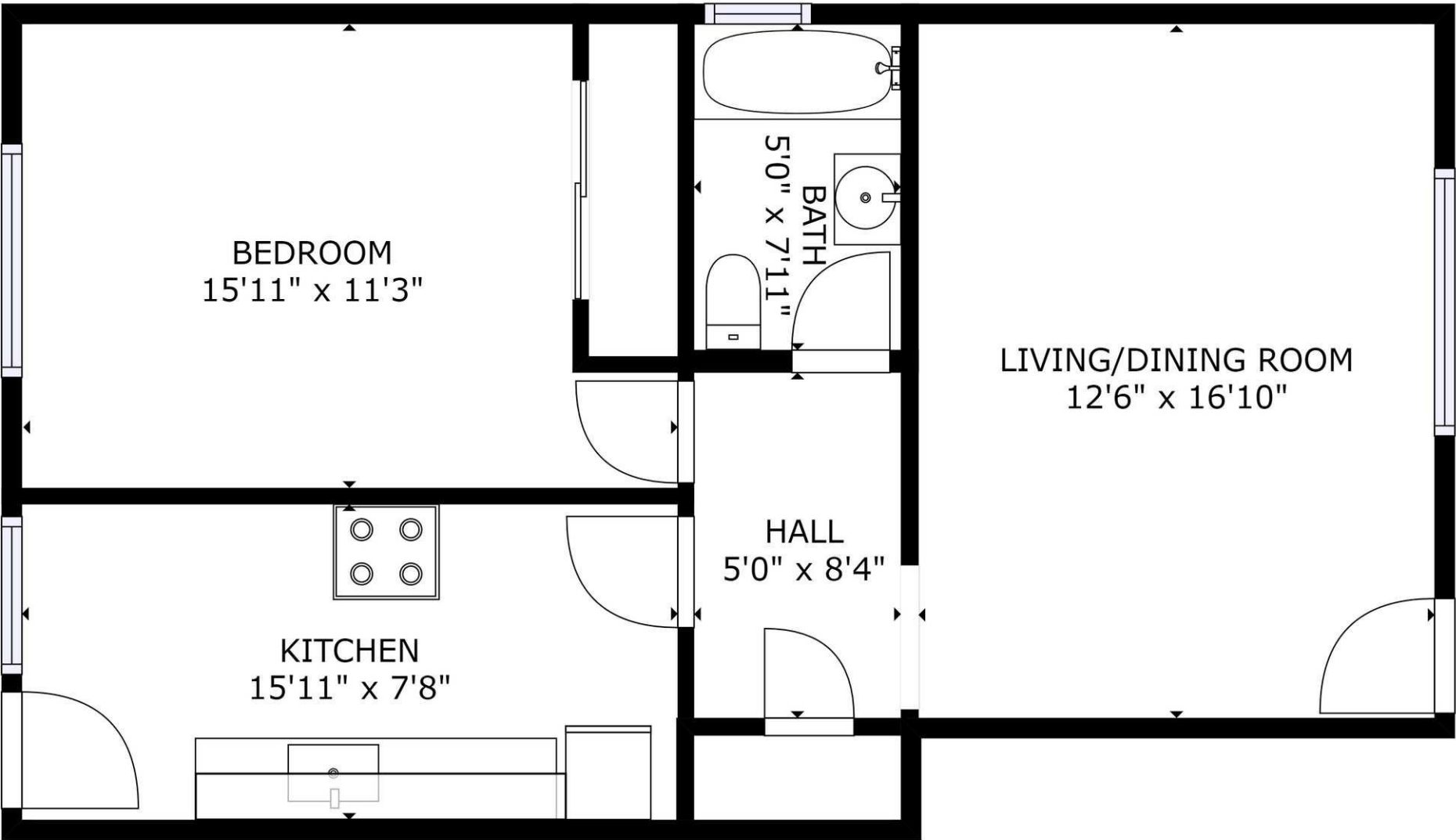
ADDITIONAL PHOTOS



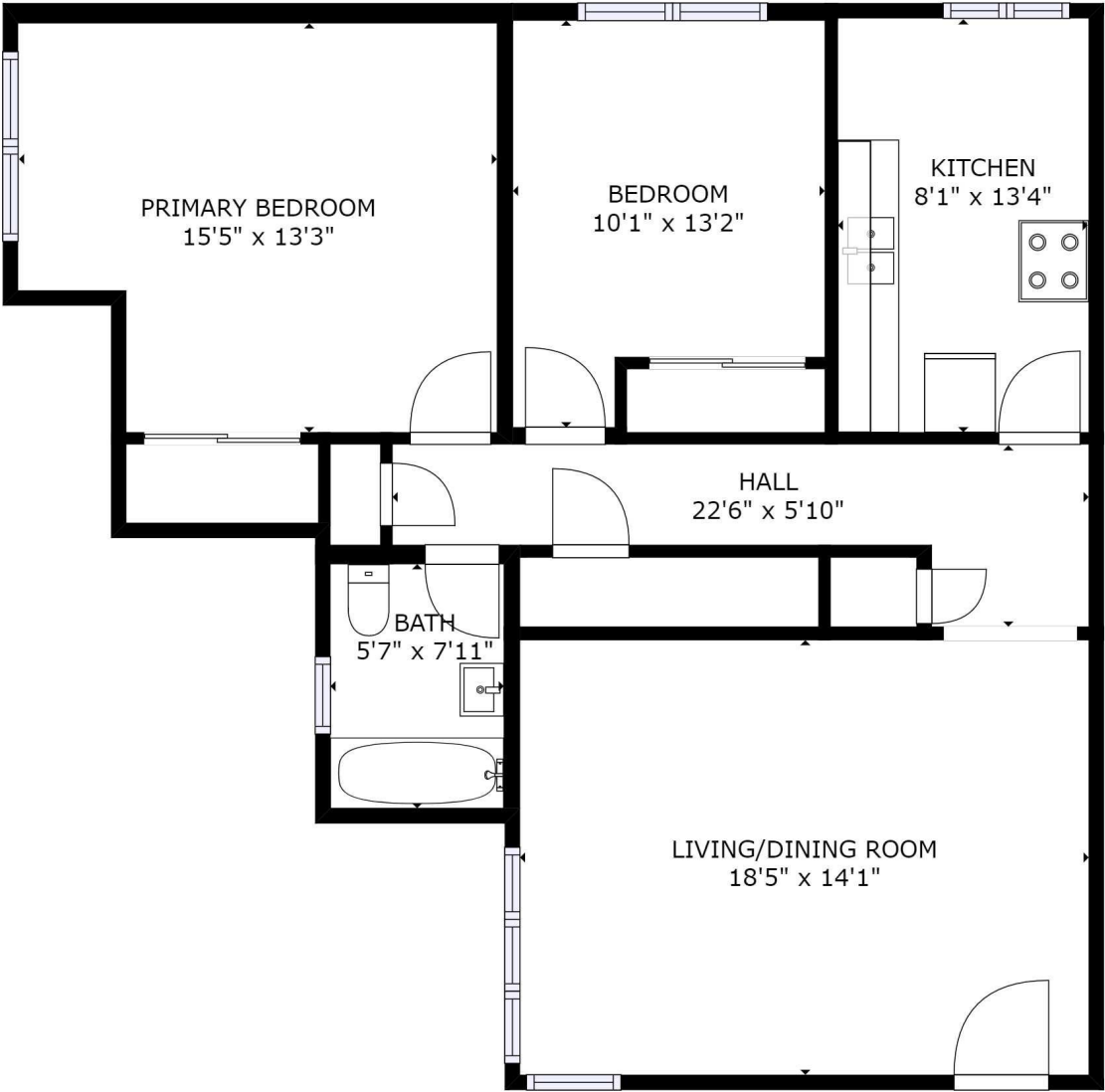
ADDITIONAL PHOTOS



FLOOR PLANS



FLOOR PLANS



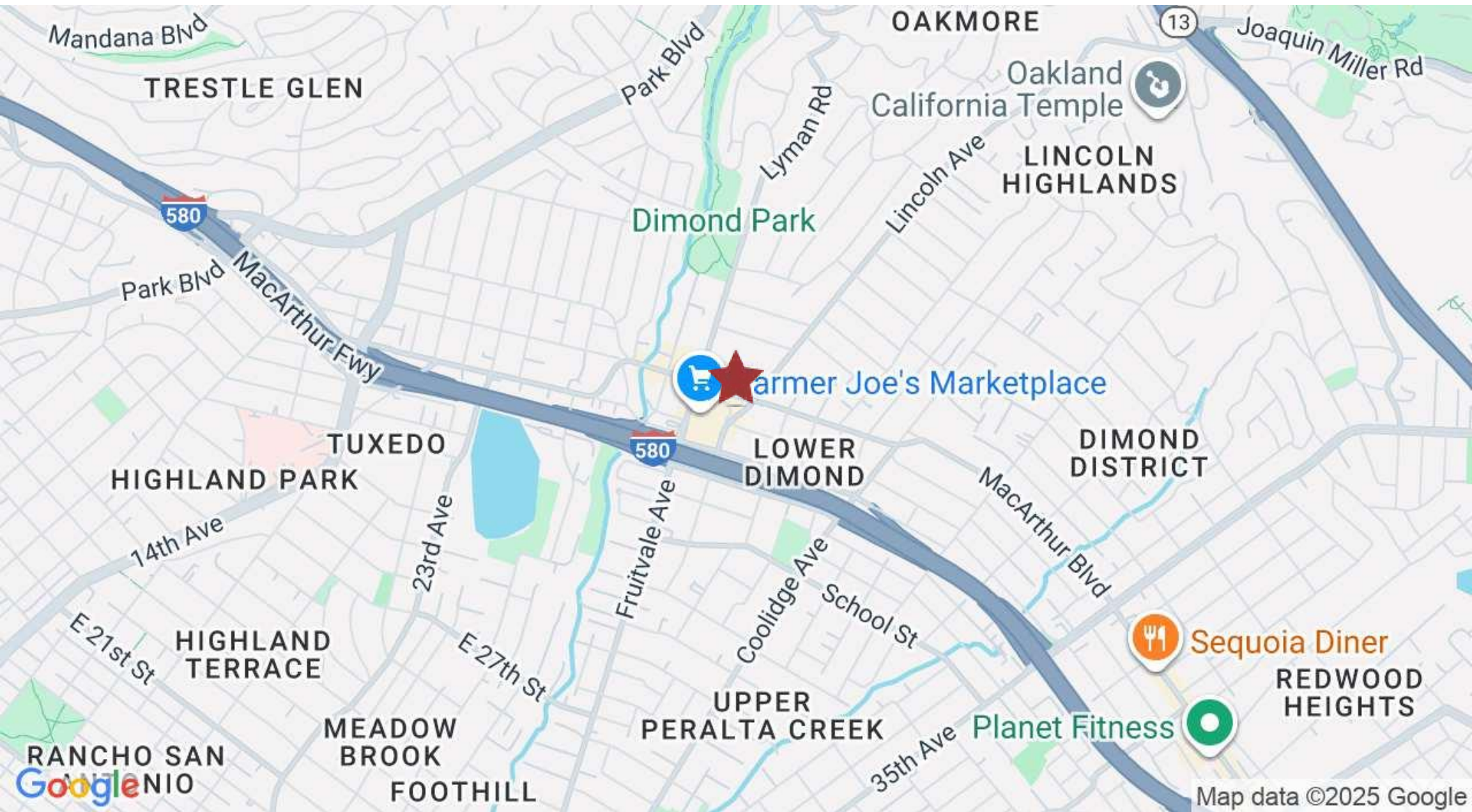
SECTION 3

LOCATION INFORMATION

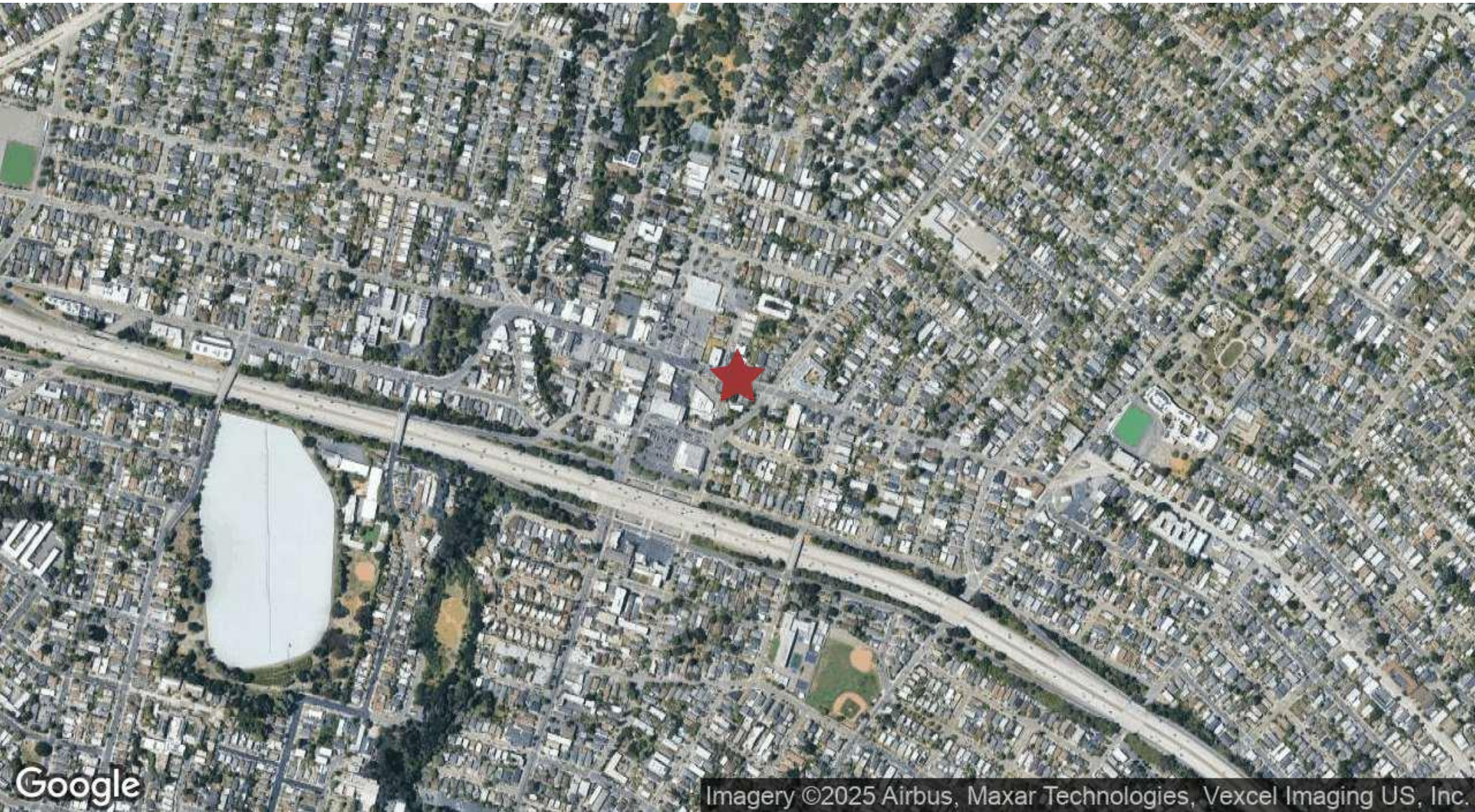


3464 Champion Street Oakland, CA 94602

LOCATION MAP



AERIAL MAP

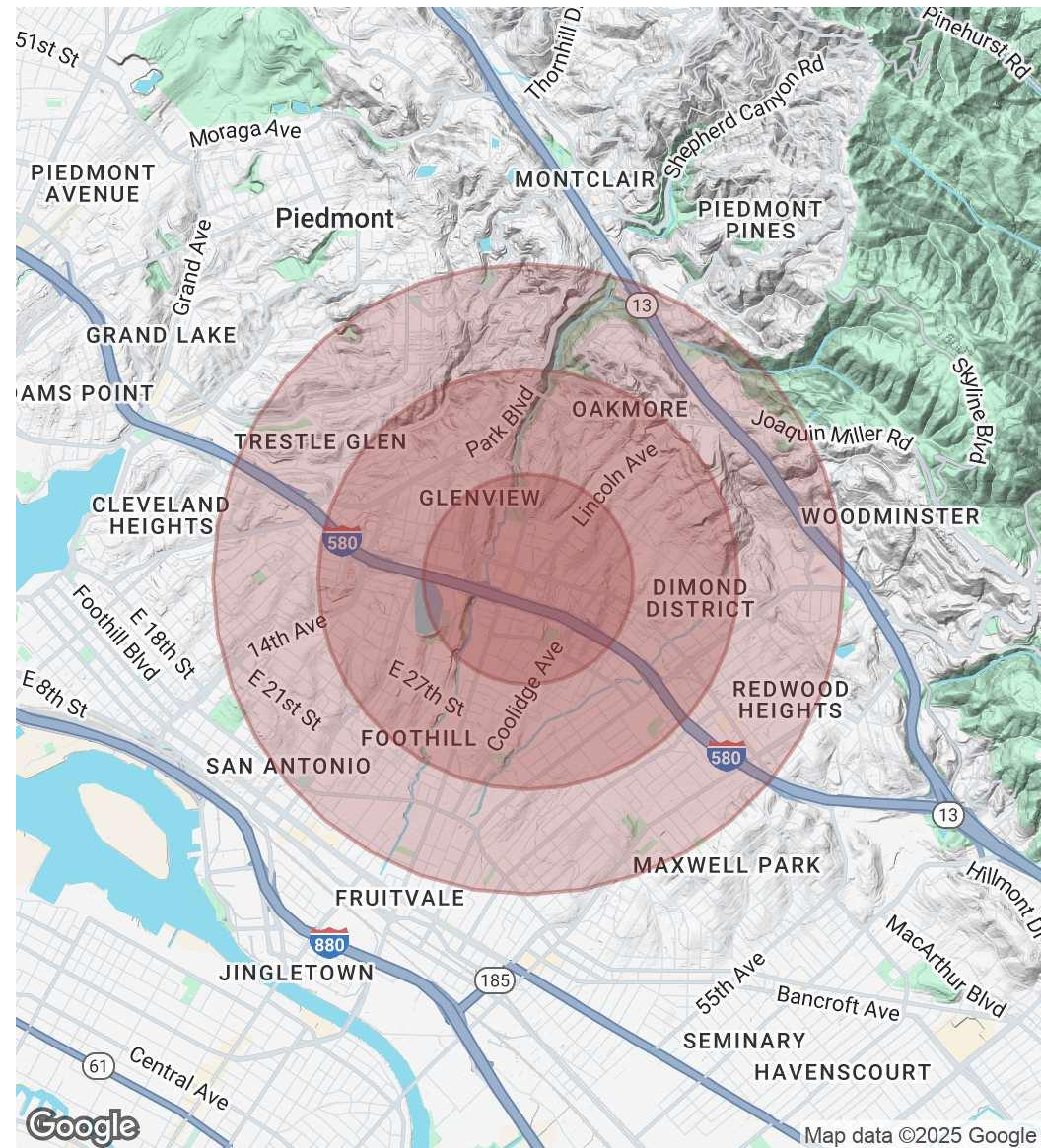


DEMOGRAPHICS MAP & REPORT

POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	12,130	45,855	89,570
Average Age	29.2	30.3	31.9
Average Age (Male)	29.1	29.9	30.9
Average Age (Female)	29.0	30.7	33.0

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	3,623	13,518	28,247
# of Persons per HH	3.3	3.4	3.2
Average HH Income	\$45,313	\$50,247	\$55,066
Average House Value	\$445,834	\$431,082	\$455,909

2020 American Community Survey (ACS)



ADVISOR BIO 1



MICHAEL PAGONES

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Direct: **510.301.3557**

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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ADVISOR BIO 2



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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