

FOR SALE | 6 UNITS

# 6625 BANCROFT AVENUE

OAKLAND, CA 94605



STEPHEN PAGONES

CalDRE #01760998  
510.255.2248  
sp@recpg.com

MICHAEL PAGONES

CalDRE #01749383  
510.301.3557  
mp@recpg.com



# 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.
FINANCIAL ANALYSIS	7	
SALE COMPARABLES	12	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.

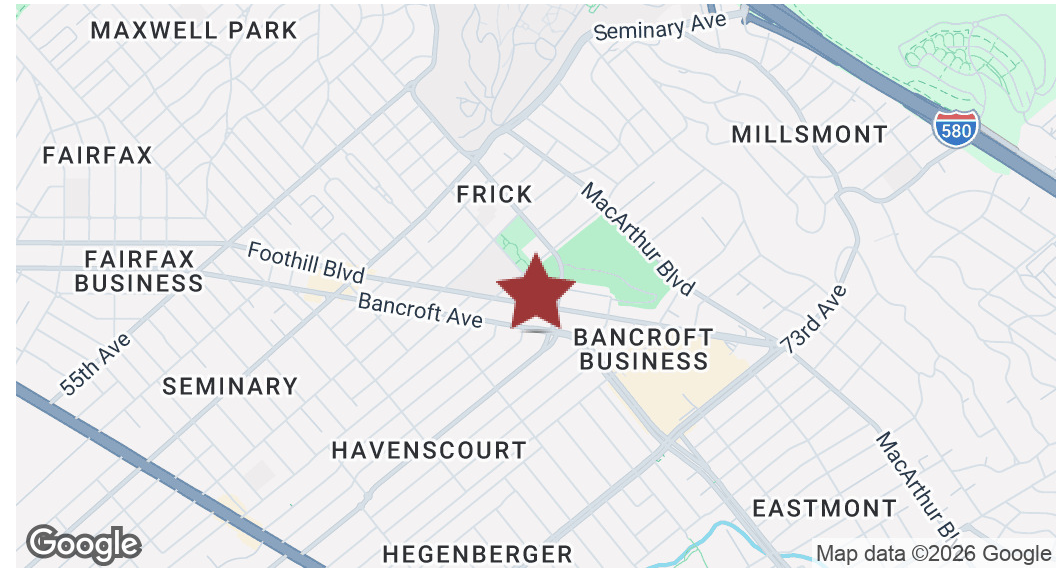
Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and 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 :	\$1,095,000
Price / Unit:	\$182,500 Per Unit
Building Size:	5,001 SF
Lot Size:	3,670 SF
Price / SF:	\$218
Cap Rate:	7.45%
GRM:	8.38
Market Cap Rate:	10.3%
Market GRM:	6.74
NOI:	\$81,584
Year Built:	1946

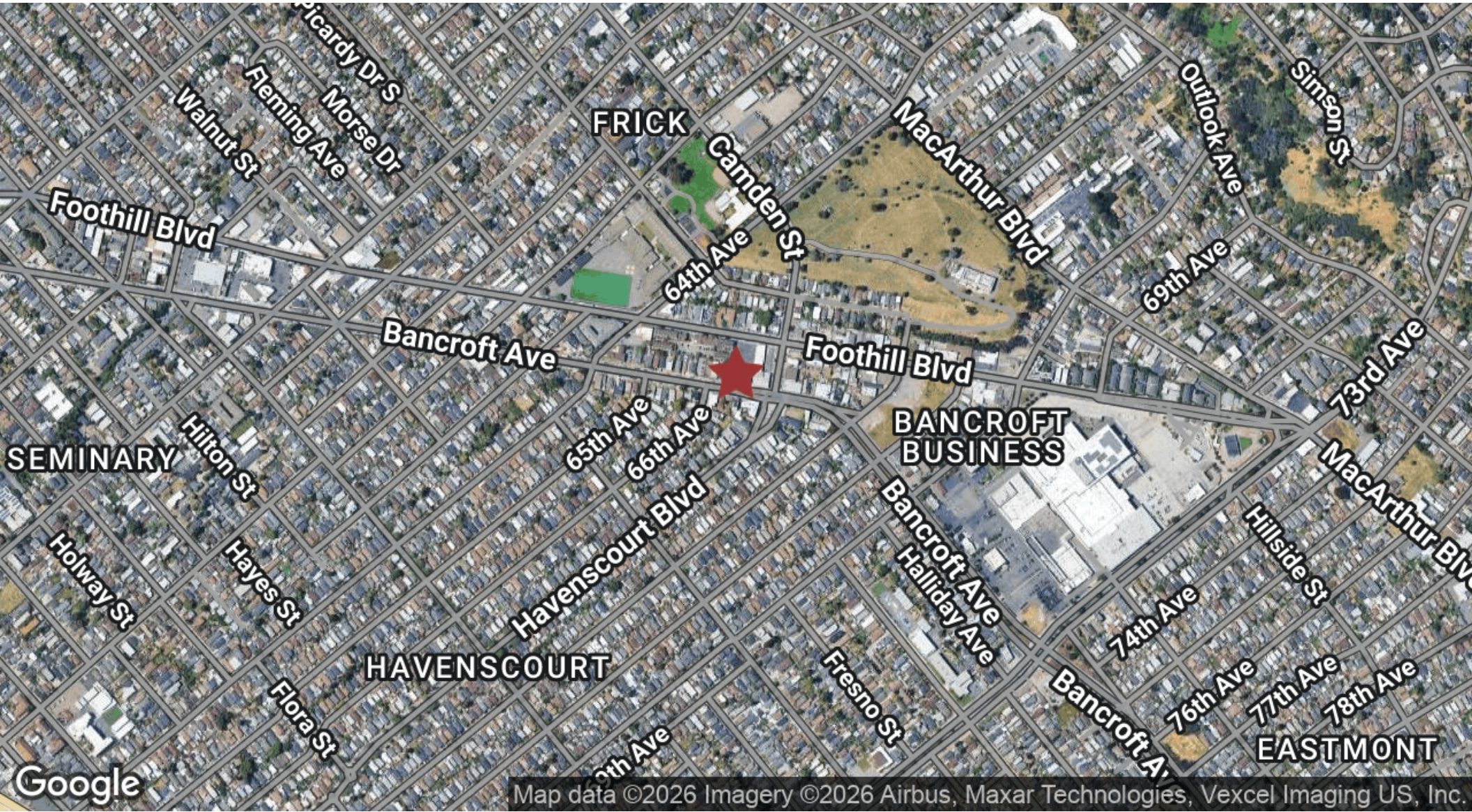
## PROPERTY OVERVIEW

Introducing an exceptional investment opportunity at 6625 Bancroft Avenue in Oakland, California. This well-maintained 5,001-square-foot multifamily property consists of six residential units originally constructed in 1946. Located in Oakland's thriving Bancroft Business District, the property offers investors a rare combination of stable income potential, strong rental demand, and long-term appreciation. The building features six two-bedroom, one-bathroom apartments, providing an attractive unit mix for tenants seeking comfortable and functional living spaces. A key advantage of the property is that each unit is individually metered for both PG&E and water service, significantly reducing owner-paid utility expenses and enhancing overall cash flow. The property's efficient operating structure, coupled with its desirable location, creates an attractive opportunity for both seasoned investors and those looking to expand their multifamily portfolio. With its classic character, strong fundamentals, and income-generating potential, 6625 Bancroft Avenue represents a compelling acquisition in one of Oakland's established residential corridors. Don't miss this opportunity to own a valuable multifamily asset with the potential for continued growth and long-term returns.

# LOCATION MAP



# AERIAL MAP



# FINANCIAL ANALYSIS



# FINANCIAL SUMMARY

INVESTMENT OVERVIEW	CURRENT	MARKET
Price	\$1,095,000	\$1,095,000
Price per Unit	\$182,500	\$182,500
Price per SF	\$218	\$218
CAP Rate	7.45%	10.3%
GRM	8.38	6.7
Cash-on-Cash Return (yr 1)	7.01%	19.23 %
Total Return (yr 1)	\$27,260	\$58,431
Debt Coverage Ratio	1.28	1.77
OPERATING DATA	CURRENT	MARKET
Gross Scheduled Income	\$130,692	\$162,500
Other Income	-	-
Total Scheduled Income	\$130,692	\$162,500
Vacancy Cost	\$2,613	\$3,250
Gross Income	\$128,078	\$159,250
Operating Expenses	\$46,494	\$46,494
Net Operating Income	\$81,584	\$112,755
Pre-Tax Cash Flow	\$17,872	\$49,043
FINANCING DATA	CURRENT	MARKET
Down Payment	\$255,000	\$255,000
Loan Amount	\$840,000	\$840,000
Debt Service	\$63,712	\$63,712
Debt Service Monthly	\$5,309	\$5,309
Principal Reduction (yr 1)	\$9,388	\$9,388

# INCOME & EXPENSES

INCOME SUMMARY	CURRENT	MARKET
Rental Income	\$130,693	\$162,500
Vacancy Cost	(\$2,614)	(\$3,250)
<b>GROSS INCOME</b>	<b>\$128,079</b>	<b>\$159,250</b>
EXPENSES SUMMARY	CURRENT	MARKET
Real Estate Taxes @ 1.2771%	\$13,984	\$13,984
Special Assessments	\$5,805	\$5,805
Garbage & Recycling	\$6,000	\$6,000
Landscaping/Push Pull	\$2,400	\$2,400
Pest Control	\$2,274	\$2,274
City of Oakland Business License	\$1,334	\$1,334
City of Oakland RAP Fees	\$822	\$822
Replacement Reserves @ \$250 Per Unit	\$1,500	\$1,500
Maintenance & Repairs @ \$950 Per Unit	\$6,100	\$6,100
Insurance	\$4,000	\$4,000
PG&E (Individually metered)	\$67	\$67
Water & Sewer ( Individually metered)	\$2,208	\$2,208
<b>OPERATING EXPENSES</b>	<b>\$46,495</b>	<b>\$46,495</b>
<b>NET OPERATING INCOME</b>	<b>\$81,584</b>	<b>\$112,755</b>

# RENT ROLL

SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	MARKET RENT	MARKET RENT / SF	LEASE START	LEASE END
A	2	1	650 SF	\$2,150	\$3.31	\$2,250	\$3.46	06/03/2019	05/31/2020
B	2	1	650 SF	\$1,439	\$2.21	\$2,250	\$3.46	06/01/2019	-
6619	2	1	650 SF	\$1,108	\$1.70	\$2,250	\$3.46	06/01/2019	-
6621 (vacant)	2	1	650 SF	\$2,250	\$3.46	\$2,250	\$3.46	08/02/2021	07/31/2022
6623 (OHA)	2	1	650 SF	\$2,300	\$3.54	\$2,250	\$3.46	06/01/2019	-
6625	2	1	743 SF	\$2,000	\$2.69	\$2,250	\$3.03	04/24/2023	04/23/2024
TOTALS			3,993 SF	\$11,247	\$16.91	\$13,500	\$20.33		
AVERAGES			666 SF	\$1,875	\$2.82	\$2,250	\$3.39		

# UNIT MIX SUMMARY

UNIT TYPE	BEDS	BATHS	COUNT	% OF TOTAL	SIZE SF	MIN RENT	MAX RENT	MARKET RENT	MARKET RENT/SF
2 Bedrooms / 1 Bath	2	1	6	100%	650 SF	\$1,048	\$2,175	\$2,150	\$3.31
TOTALS/AVERAGES			6	100%	650 SF	\$1,048	\$2,175	\$2,150	\$3.31

# SALE COMPARABLES

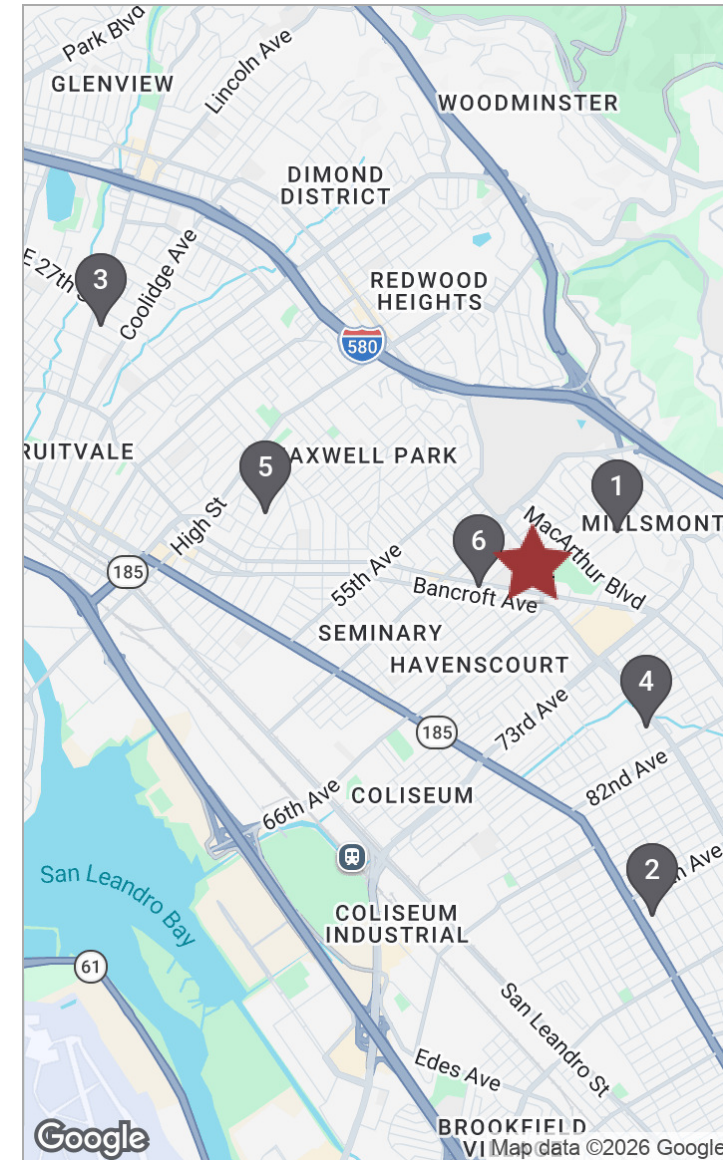


# SALE COMPS SUMMARY

SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	PRICE/UNIT	CAP	GRM	# OF UNITS	
6625 Bancroft Avenue Oakland, CA 94605	\$1,095,000	5,001 SF	\$218.96	\$182,500	7.45%	8.38	6	
SALE COMPS	PRICE	BLDG SF	PRICE/SF	PRICE/UNIT	CAP	GRM	# OF UNITS	CLOSE
<b>3585 66th Avenue</b>								
1 Oakland, CA 94605	\$1,510,000	4,217 SF	\$358.07	\$188,750	6.5%	9	8	05/13/2026
<b>9235 Holly Street</b>								
2 Oakland, CA 94603	\$870,000	3,900 SF	\$223.08	\$174,000	6.0%	9.5	5	04/27/2026
<b>3227 Prentiss Street</b>								
3 Oakland, CA 94601	\$1,195,000	4,962 SF	\$240.83	\$199,166	8.1%	8.98	6	01/28/2026
<b>2023 80th Avenue</b>								
4 Oakland, CA 94621	\$1,150,000	4,140 SF	\$277.78	\$230,000	8.51%	6.7	5	11/10/2025
<b>2169 48th Avenue</b>								
5 Oakland, CA 94601	\$830,000	6,728 SF	\$123.37	\$166,000	5.65%	11.99	5	10/23/2025
<b>2649 62nd Avenue</b>								
6 Oakland, CA 94605	\$825,000	3,289 SF	\$250.84	\$165,000	6.63%	-	5	08/01/2025
	PRICE	BLDG SF	PRICE/SF	PRICE/UNIT	CAP	GRM	# OF UNITS	CLOSE
TOTALS/AVERAGES	\$1,063,333	4,539 SF	\$234.27	\$187,536	6.9%	9.23	5.67	

# SALE COMPS MAP & SUMMARY

	NAME/ADDRESS	PRICE	BLDG SIZE	NO. UNITS	CAP RATE	PRICE/UNIT
★	<b>6625 Bancroft Avenue</b> Oakland, CA 94605	\$1,095,000	5,001 SF	6	7.45%	\$182,500
1	<b>3585 66th Avenue</b> Oakland, CA 94605	\$1,510,000	4,217 SF	8	6.50%	\$188,750
2	<b>9235 Holly Street</b> Oakland, CA 94603	\$870,000	3,900 SF	5	6%	\$174,000
3	<b>3227 Prentiss Street</b> Oakland, CA 94601	\$1,195,000	4,962 SF	6	8.10%	\$199,167
4	<b>2023 80th Avenue</b> Oakland, CA 94621	\$1,150,000	4,140 SF	5	8.51%	\$230,000
5	<b>2169 48th Avenue</b> Oakland, CA 94601	\$830,000	6,728 SF	5	5.65%	\$166,000
6	<b>2649 62nd Avenue</b> Oakland, CA 94605	\$825,000	3,289 SF	5	6.63%	\$165,000
	<b>AVERAGES</b>	<b>\$1,063,333</b>	<b>4,539 SF</b>	<b>5</b>	<b>6.90%</b>	<b>\$187,153</b>



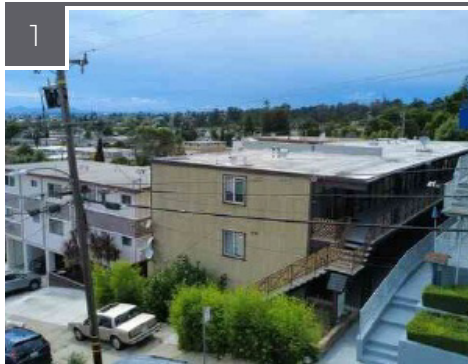
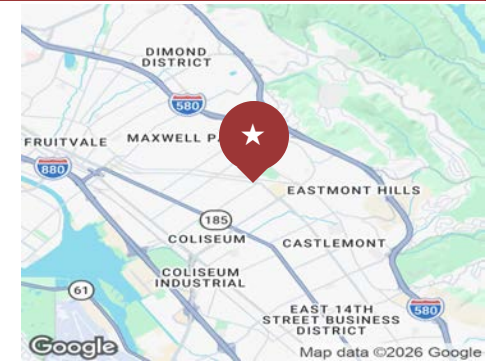
# SALE COMPS



## 6625 BANCROFT AVENUE

Oakland, CA 94605

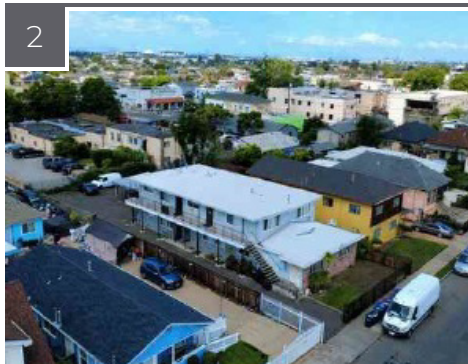
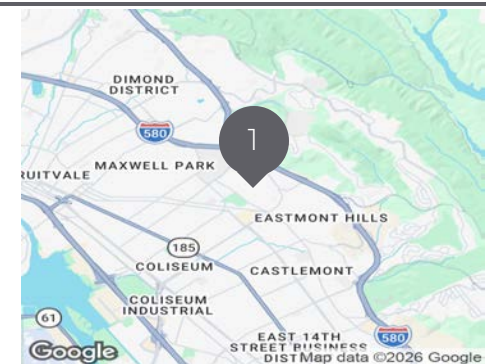
Price:	\$1,095,000	Bldg Size:	5,001 SF
Lot Size:	3,670 SF	No. Units:	6
Cap Rate:	7.45%	Year Built:	1946



## 3585 66TH AVENUE

Oakland, CA 94605

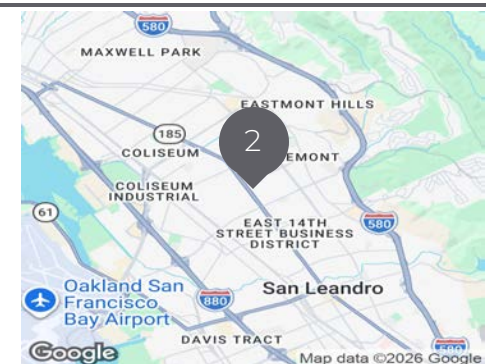
Price:	\$1,510,000	Bldg Size:	4,217 SF
Lot Size:	10,454 SF	No. Units:	8
Cap Rate:	6.50%	Year Built:	1964



## 9235 HOLLY STREET

Oakland, CA 94603

Price:	\$870,000	Bldg Size:	3,900 SF
Lot Size:	7,492 SF	No. Units:	5
Cap Rate:	6%	Year Built:	1966

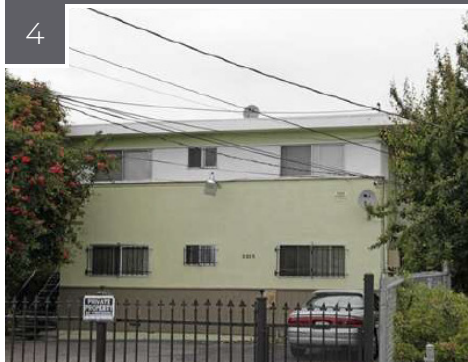
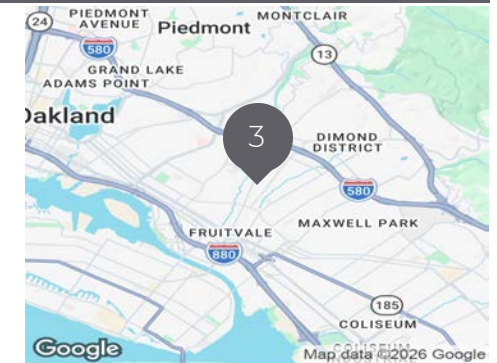


# SALE COMPS



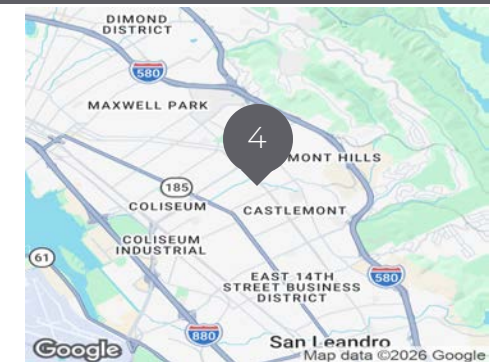
3227 PRENTISS STREET  
Oakland, CA 94601

Price:	\$1,195,000	Bldg Size:	4,962 SF
Lot Size:	6,534 SF	No. Units:	6
Cap Rate:	8.10%	Year Built:	1961



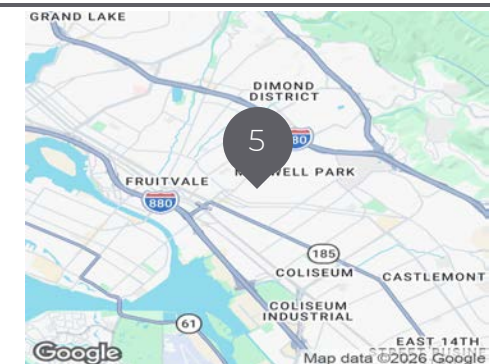
2023 80TH AVENUE  
Oakland, CA 94621

Price:	\$1,150,000	Bldg Size:	4,140 SF
Lot Size:	6,212 SF	No. Units:	5
Cap Rate:	8.51%	Year Built:	1963



2169 48TH AVENUE  
Oakland, CA 94601

Price:	\$830,000	Bldg Size:	6,728 SF
Lot Size:	7,405 SF	No. Units:	5
Cap Rate:	5.65%	Year Built:	1965



# SALE COMPS

6



2649 62ND AVENUE  
Oakland, CA 94605

Price:	\$825,000	Bldg Size:	3,289 SF
Lot Size:	3,759 SF	No. Units:	5
Cap Rate:	6.63%	Year Built:	1960



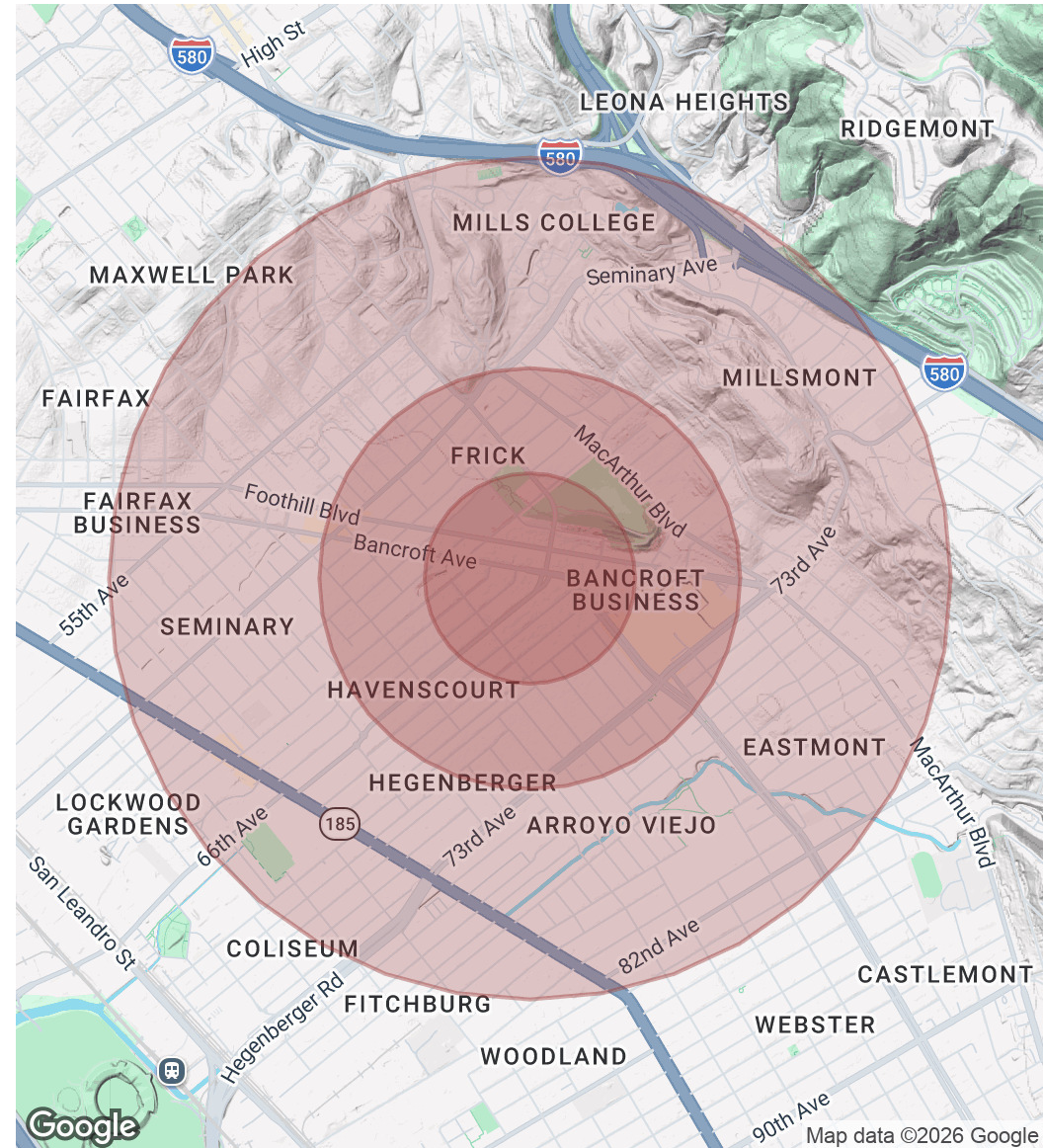
# DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,824	11,209	43,339
Average Age	39.4	37.6	35.4
Average Age (Male)	38.0	35.2	34.1
Average Age (Female)	44.7	41.6	37.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,153	4,279	14,986
# of Persons per HH	2.4	2.6	2.9
Average HH Income	\$61,420	\$70,584	\$78,762
Average House Value	\$629,889	\$547,037	\$501,862

*2020 American Community Survey (ACS)*



# ADVISOR BIO 1



STEPHEN PAGONES

sp@recpg.com

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,

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