

FOR SALE | 7 UNITS

# 1211 PARU ST

ALAMEDA, CA 94501



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OAK TREE  
PROPERTY GROUP  
CAL DRE #02077996

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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.

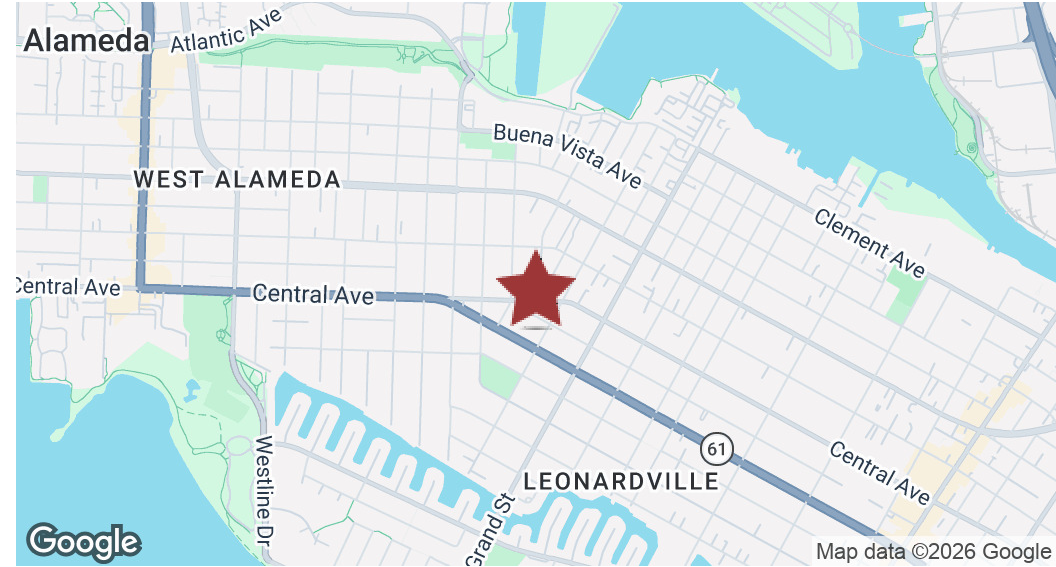
Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and 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 :	\$1,995,000
Price / Unit:	\$285,000 Per Unit
Building Size:	6,857 SF
Lot Size:	9,750 SF
Price / SF:	\$290
Cap Rate:	7.44%
GRM:	8.83
Market Cap Rate:	7.72%
Market GRM:	8.61
NOI:	\$148,381
Year Built:	1973

## PROPERTY OVERVIEW

Located in Alameda's highly desirable Bronze Coast neighborhood, 1211 Paru Street is a seven-unit multifamily property offering an excellent unit mix and strong tenant appeal. The property provides convenient access to major employment hubs via Highways 880, 580, and 24, along with ferry service to San Francisco. Nearby amenities include regional bus and multiple BART stations, plus close proximity to Alameda South Shore Shopping Center and Alameda Landing (Target).

The building features a well-balanced mix of one-, two-, and three-bedroom units, including one (1) large 3-bedroom / 2.5-bath unit, five (5) 2-bedroom / 1-bath units, and one (1) 1-bedroom / 1-bath unit. The standout three-bedroom townhome-style residence includes a fireplace, two full bathrooms plus a half bath downstairs, an en-suite primary bathroom, and a balcony off the primary bedroom—ideal for an owner's unit. Residences offer fully equipped electric kitchens, larger floor plans with ample closet space, and select downstairs units with private backyard patios. Additional features include extra-wide baseboards, spacious mirrored closets, updated bathrooms with three-piece tub enclosures, mature landscaping, an on-site laundry facility providing additional income, and a large lot with covered parking.

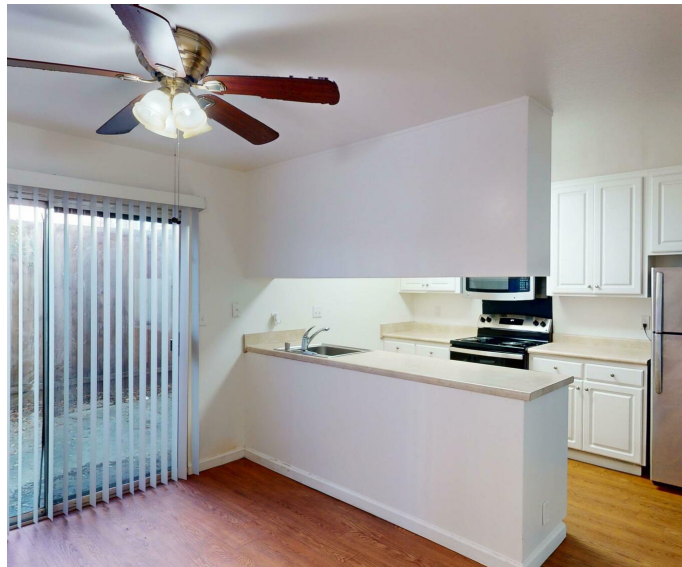
# COMPLETE HIGHLIGHTS



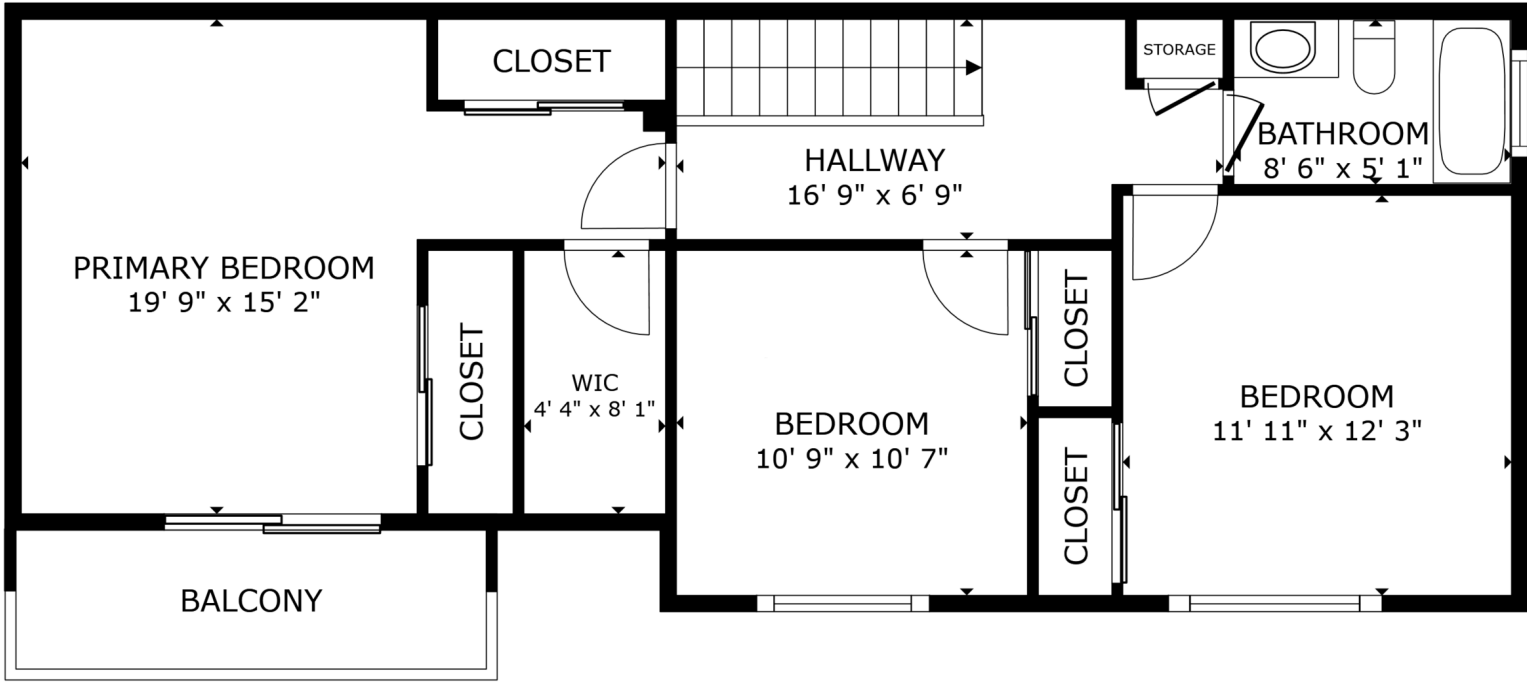
## PROPERTY HIGHLIGHTS

- Seven-Unit Building with an Excellent Mix of One-, Two-, and Three-Bedroom Units
- Unit Mix:
- One (1) Large 3-Bedroom / 2.5-Bathroom Unit
- Five (5) 2-Bedroom / 1-Bathroom Units
- One (1) 1-Bedroom / 1-Bathroom Unit
- Unique Three-Bedroom Townhome-Style Unit Featuring a Fireplace, Two Full Bathrooms Plus a Half Bath Downstairs, an En-Suite Primary Bathroom, and a Balcony Off the Primary Bedroom—Ideal as an Owner's Unit
- Fully Equipped Electric Kitchens Throughout
- Larger Units with Ample Closet Space
- Downstairs Units Include Private Backyard Patios
- Many Rooms Feature Extra-Wide Baseboards and Spacious Mirrored Closets
- Updated Bathrooms with Simulated Wood Flooring and Three-Piece Tub Enclosures
- Mature Landscaping
- On-Site Laundry Facility (Additional Income)
- Large Lot with Covered Parking

# ADDITIONAL PHOTOS



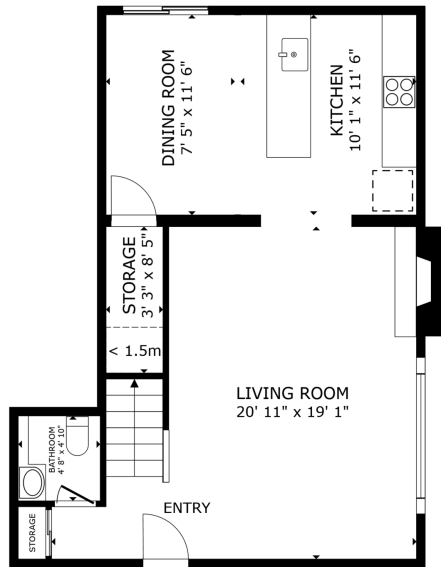
# FLOOR PLANS - 2 BEDROOM UNIT



FLOOR PLAN

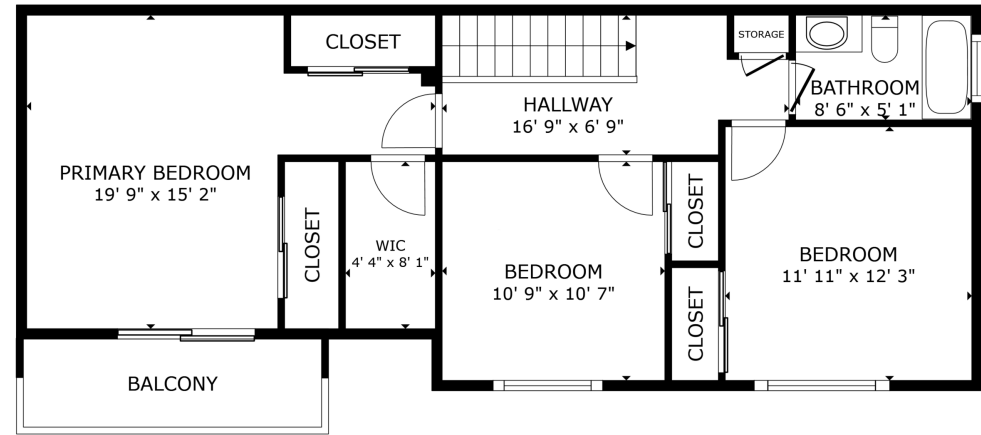
GROSS INTERNAL AREA  
FLOOR PLAN 754 sq.ft.  
EXCLUDED AREAS : BALCONY 61 sq.ft.  
TOTAL : 754 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

# FLOOR PLANS - 3 BEDROOM / 2 BATH UNIT



FLOOR PLAN

GROSS INTERNAL AREA  
 FLOOR PLAN 588 sq.ft.  
 EXCLUDED AREAS : REDUCED HEADROOM 9 sq.ft.  
 TOTAL : 588 sq.ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR PLAN

GROSS INTERNAL AREA  
 FLOOR PLAN 754 sq.ft.  
 EXCLUDED AREAS : BALCONY 61 sq.ft.  
 TOTAL : 754 sq.ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

SECTION 2

# FINANCIAL ANALYSIS



# RENT ROLL

SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	MARKET RENT	MARKET RENT / SF
A (Vacant)	3	2	1,200 SF	\$3,600	\$3.00	\$3,600	\$3.00
B	1	1	750 SF	\$2,160	\$2.88	\$2,160	\$2.88
C	2	1	903 SF	\$2,650	\$2.93	\$2,725	\$3.02
D	2	1	903 SF	\$2,650	\$2.93	\$2,725	\$3.02
E	2	1	903 SF	\$2,591	\$2.87	\$2,650	\$2.93
F	2	1	903 SF	\$2,717	\$3.01	\$2,725	\$3.02
G	2	1	903 SF	\$2,450	\$2.71	\$2,725	\$3.02
TOTALS			6,465 SF	\$18,818	\$20.33	\$19,310	\$20.89
AVERAGES			924 SF	\$2,688	\$2.90	\$2,759	\$2.98

# FINANCIAL SUMMARY

## INVESTMENT OVERVIEW

CURRENT

Price	\$1,995,000
Price per Unit	\$285,000
Price per SF	\$290
CAP Rate	7.44%
GRM	8.83
Cash-on-Cash Return (yr 1)	8.09%
Total Return (yr 1)	\$79,955
Debt Coverage Ratio	1.77

## OPERATING DATA

CURRENT

Gross Scheduled Income	\$225,816
Other Income	-
Total Scheduled Income	\$225,816
Vacancy Cost	\$6,774
Gross Income	\$219,041
Operating Expenses	\$70,660
Net Operating Income	\$148,381
Pre-Tax Cash Flow	\$64,557

## FINANCING DATA

CURRENT

Down Payment	\$798,000
Loan Amount	\$1,197,000
Debt Service	\$83,824
Debt Service Monthly	\$6,985
Principal Reduction (yr 1)	\$15,398

# INCOME & EXPENSES

INCOME SUMMARY	CURRENT	MARKET
Rental Income	\$225,816	\$231,720
Vacancy Cost	(\$6,774)	(\$6,952)
<b>GROSS INCOME</b>	<b>\$219,042</b>	<b>\$224,768</b>
EXPENSES SUMMARY	CURRENT	MARKET
New Property Taxes @ 1.2127%	\$28,498	\$28,498
Special Assesments	\$7,990	\$7,990
Insurance	\$12,500	\$12,500
Alameda Municipal Power (AMP) est.	\$1,450	\$1,450
PG&E (est.)	\$1,200	\$1,200
Waste Management (est.)	\$4,200	\$4,200
EBMUD (est.)	\$5,210	\$5,210
Alameda Rent Board Fee	\$1,412	\$1,412
Fire Inspection	\$850	\$850
Maintenace & Repairs (Est @ \$750 Per Unit/Yr)	\$5,250	\$5,250
Replacement and Reserves	\$2,100	\$2,100
<b>OPERATING EXPENSES</b>	<b>\$70,660</b>	<b>\$70,660</b>
<b>NET OPERATING INCOME</b>	<b>\$148,381</b>	<b>\$154,108</b>

SECTION 3

# LOCATION INFORMATION

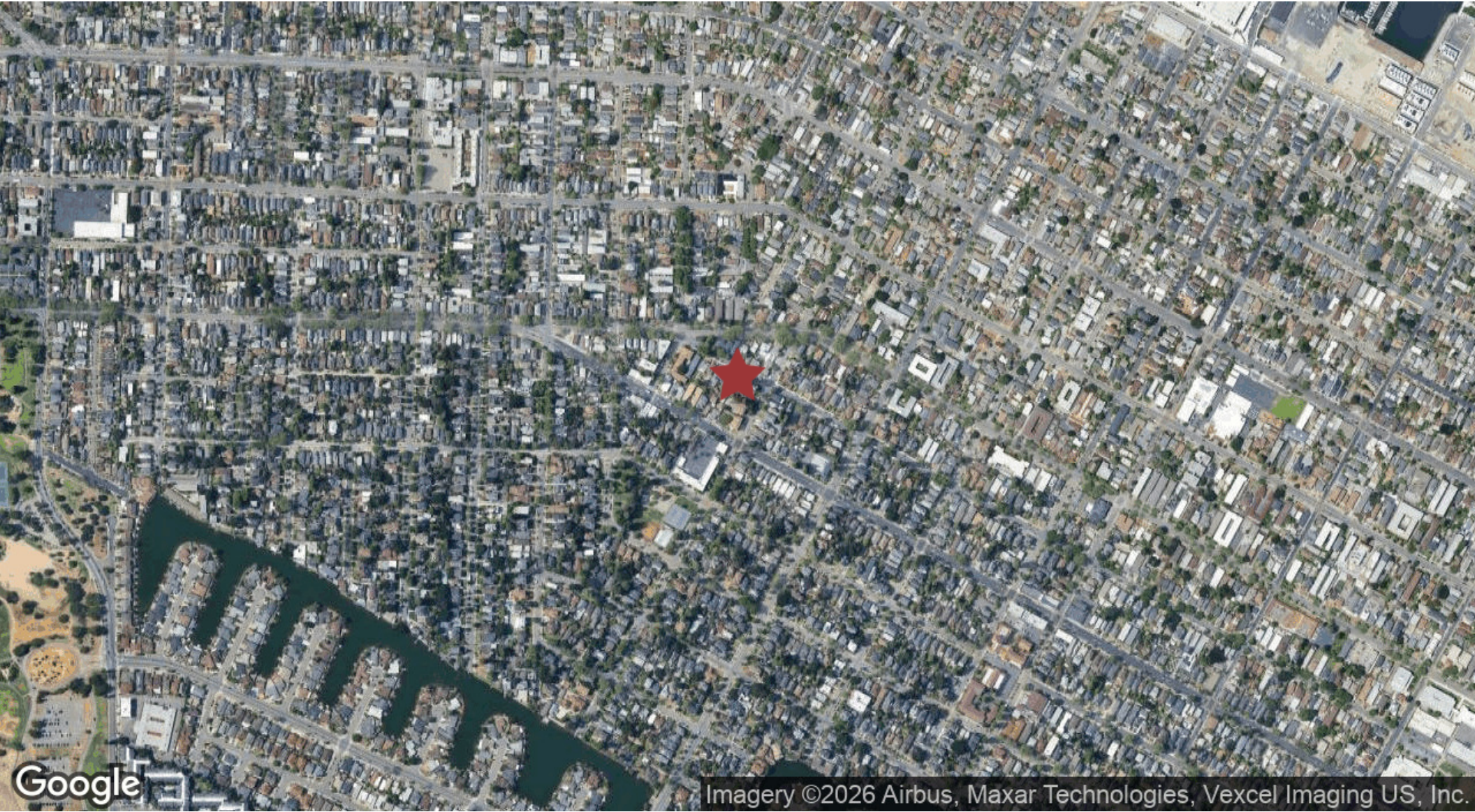


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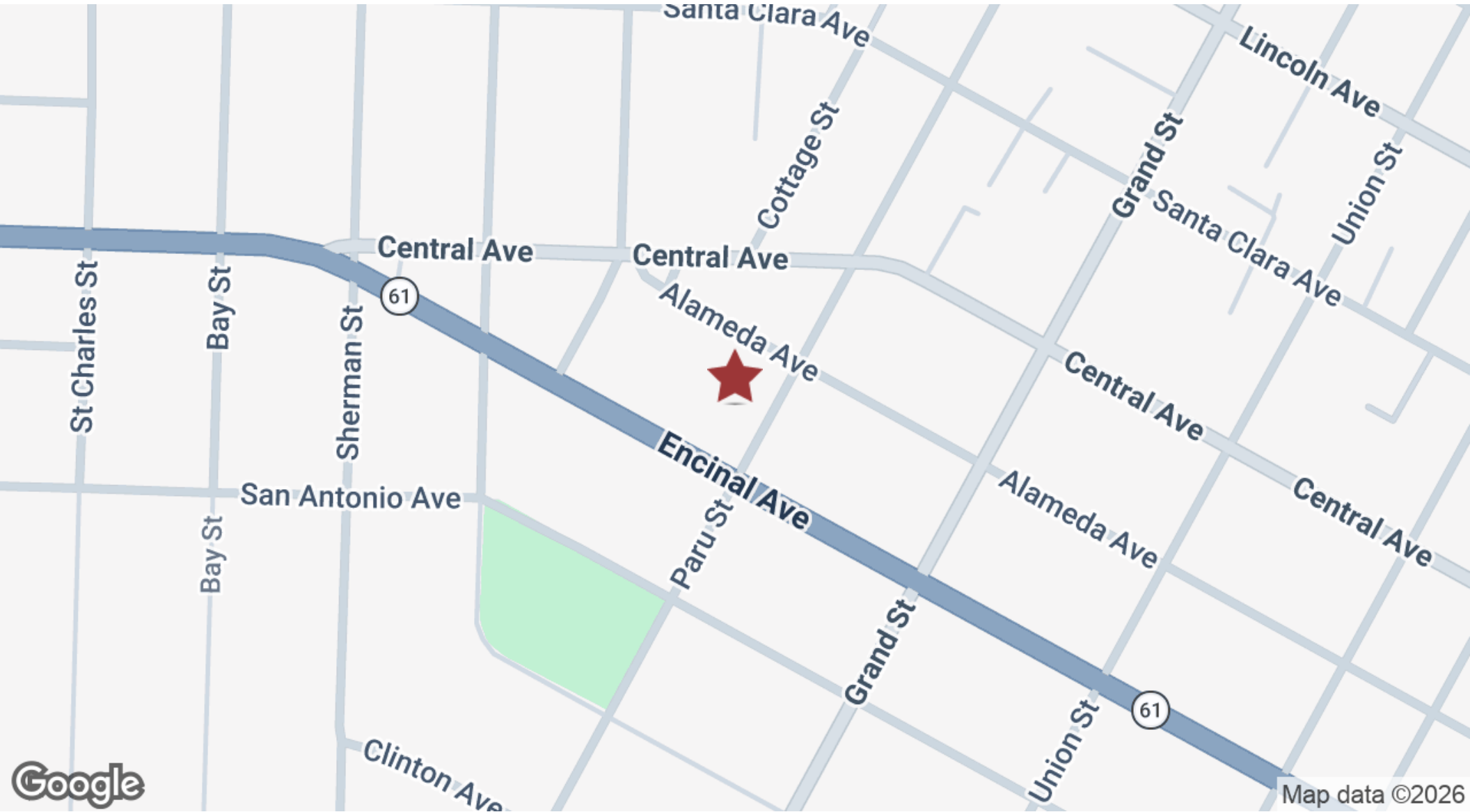
# RETAILER MAP



# AERIAL MAP



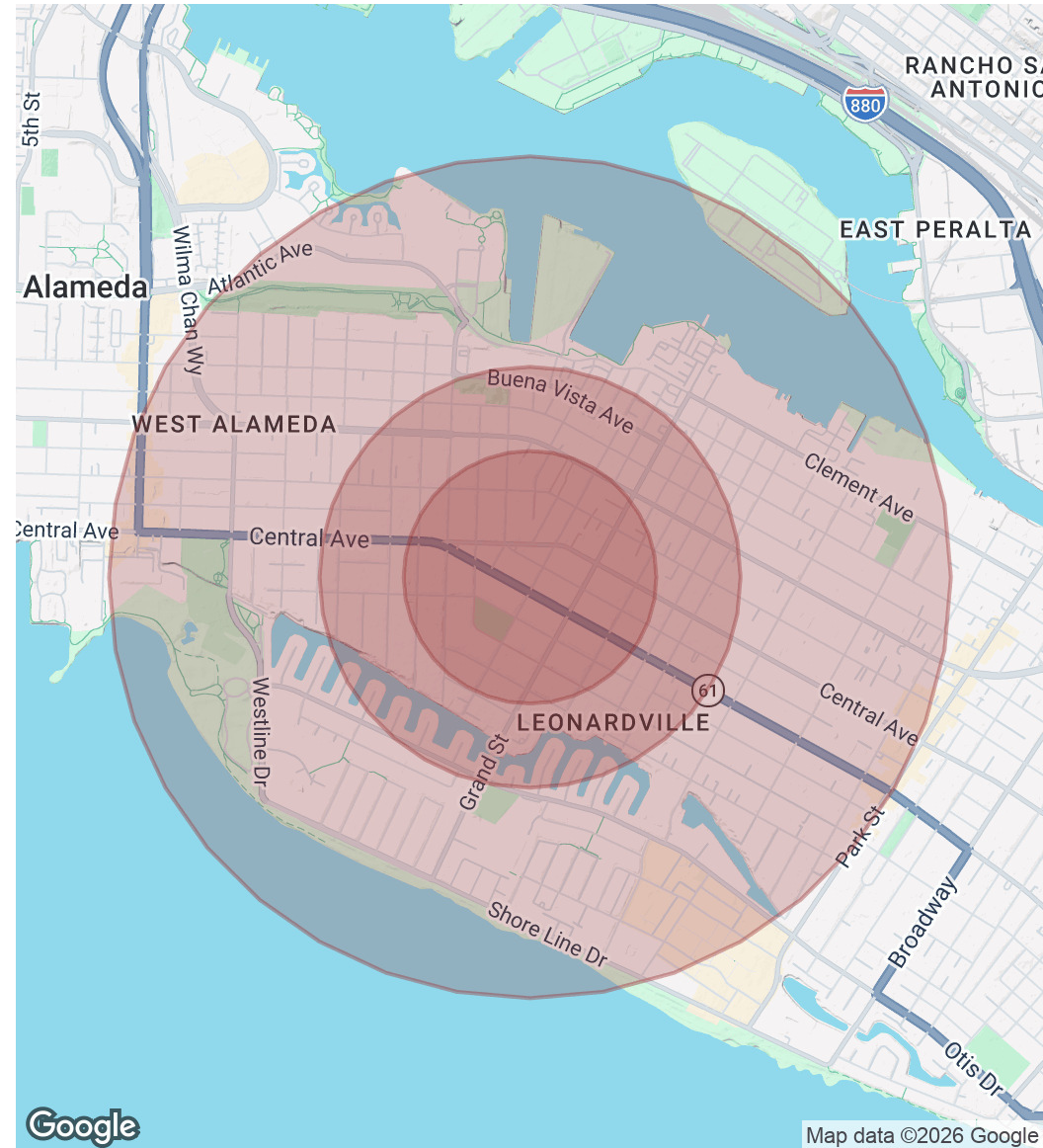
# LOCATION MAP



# DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,461	10,771	31,426
Average Age	43	43	43
Average Age (Male)	42	42	41
Average Age (Female)	44	44	44
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,488	4,484	13,268
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$167,695	\$176,743	\$160,247
Average House Value	\$1,498,357	\$1,415,421	\$1,274,714

Demographics data derived from AlphaMap



SECTION 4

# ADVISOR BIOS



# ADVISOR BIO 1



MICHAEL PAGONES

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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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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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