



2003-2005 Berkeley Way

BERKELEY, CA 94704



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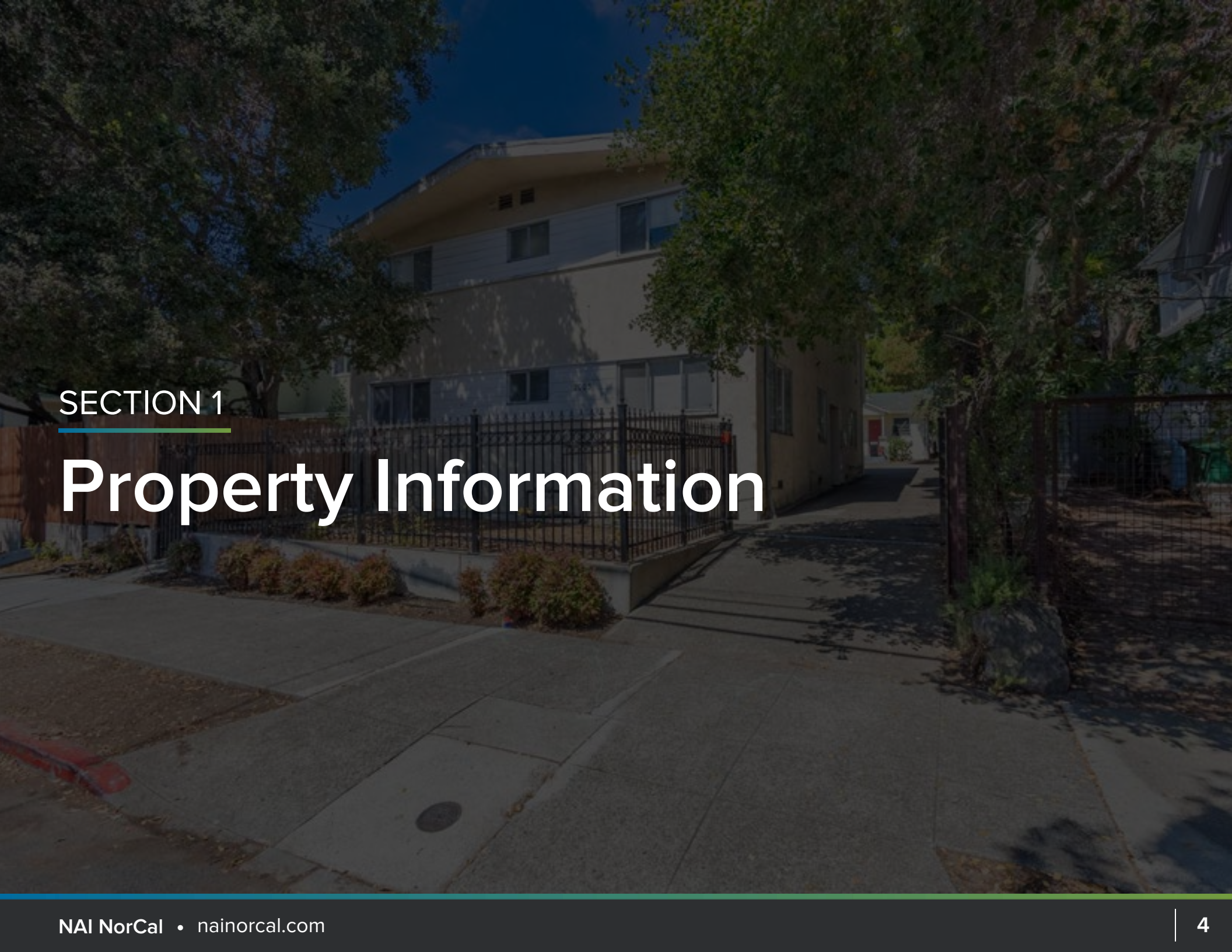
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SECTION 1

Property Information

Executive Summary

SALE PRICE	BUILDING SIZE	CAP RATE
\$2,380,000	3,714 SF	5.11%

Other Details

Offering Price:	\$2,380,000
Price / Unit:	\$476,000
Price / SF:	\$640.82
Number of Units:	5
NOI:	\$121,533
Cap Rate:	5.11%
GRM:	13.26
Market Cap Rate:	5.87%
Market GRM:	12.00
Building Size:	3,714 SF
Lot Size:	6,120 SF
Year Built:	1955

Property Highlights

- The unit mix includes (1) 2 bd/2 ba cottage, (3) 2 bd/1 ba units, (1) 1 bd/1 ba unit
- Individually metered for WATER, gas, and electricity keeping expenses low
- Improvements include unit renovations, upgraded electrical, and new security gate
- Features a 99 Walk Score and a 94 Bike Score highlighting the attractive location
- Ideally located just two blocks from the UC Berkeley Campus
- Steps from Shattuck and University Avenues allowing endless shopping and restaurant choices
- Just 0.3 mi to the Downtown Berkeley BART station offering complete bay area access

Property Description



Property Description

NAI Northern California team is pleased to present 2005 Berkeley Way, a 5-unit multifamily property located in a prime Berkeley location. The property consists of (1) 2 bedroom/2 bathroom cottage, (3) 2 bedroom/1 bathroom units, (1) 1 bedroom/1 bathroom unit, and 5 gated off-street parking spots. Improvements include unit renovations, upgraded electrical, and a new security gate. The property is individually metered for WATER, gas, and electricity keeping expenses low. Being just steps away from the UC Berkeley campus, this property has steady turnover allowing for consistent rent growth. This is an extremely rare opportunity to acquire a great asset in a prized Berkeley location.

Location Description

2005 Berkeley Way is ideally located for tenants commuting to all points of the Bay Area. Commuters utilizing public transportation will benefit from living one block from city bus lines and 0.3 miles from the Downtown Berkeley BART station. The property is two blocks from the UC Berkeley Campus providing a long-term stable tenant base and steps away from Shattuck and University Avenues allowing endless shopping and restaurant choices. Because of this property's attractive location, it will continue to demand premium tenants and maintain a very low vacancy rate.

Additional Photos



Additional Photos



Additional Photos

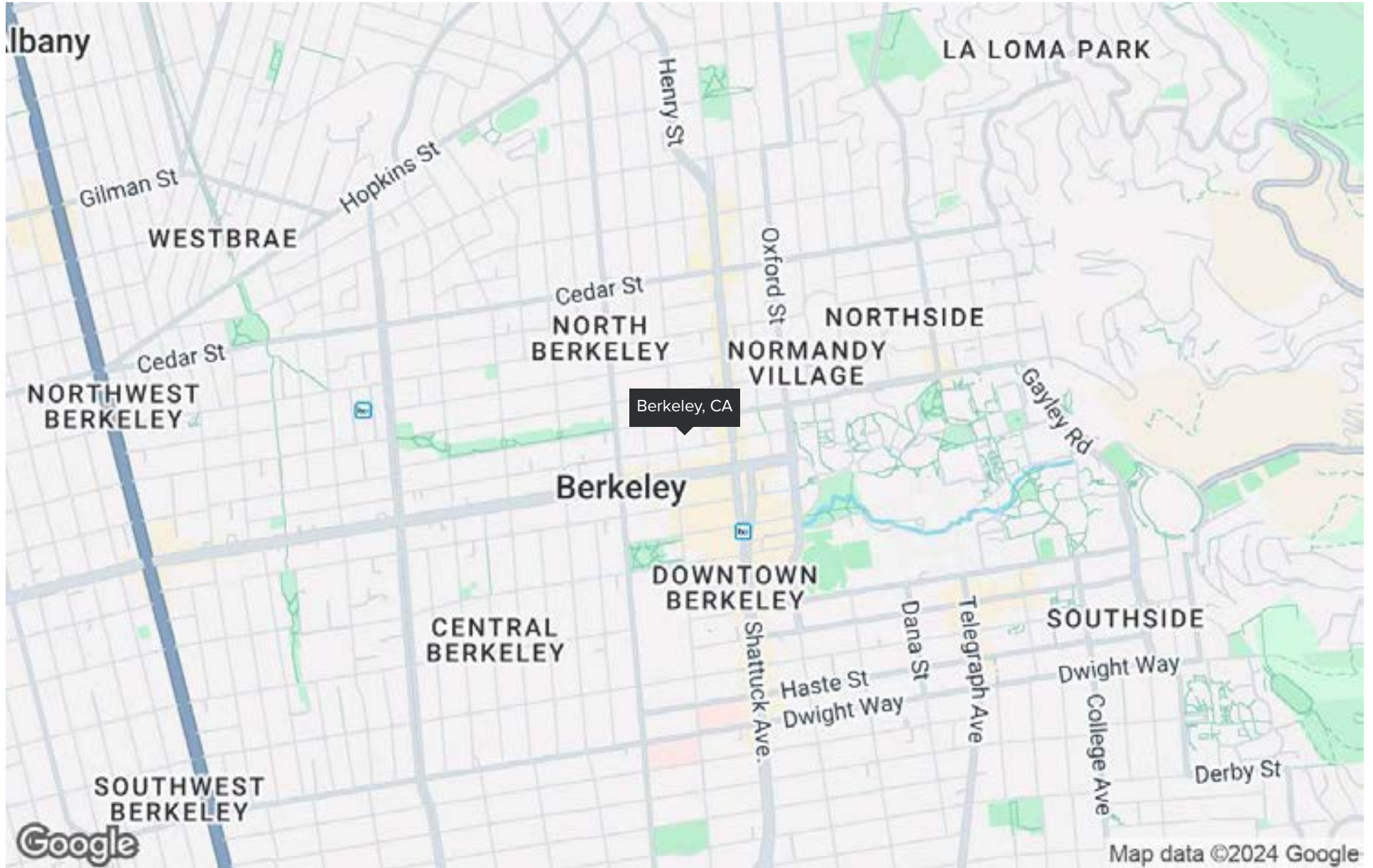




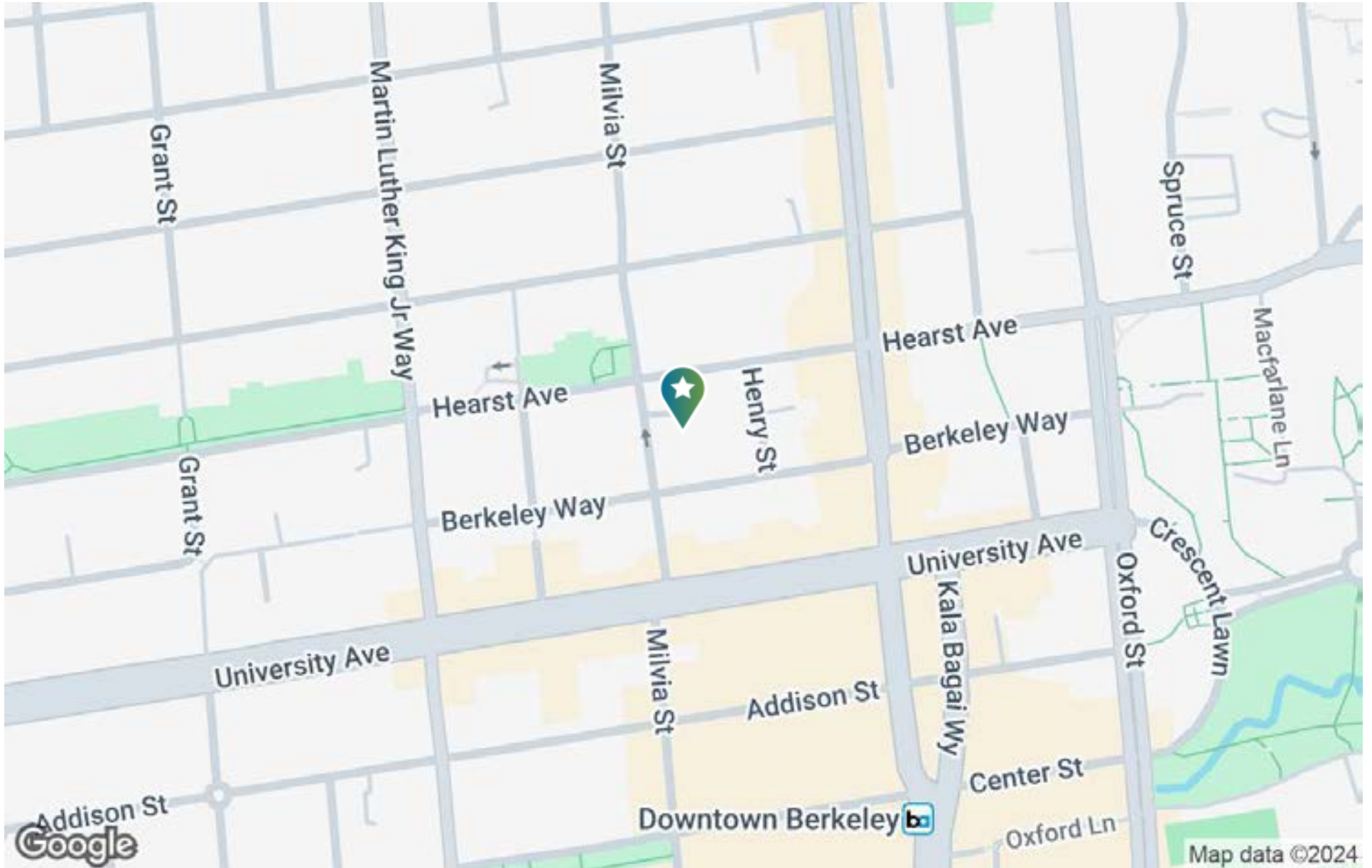
SECTION 2

Location Information

Regional Map



Location Map





SECTION 3

Financial Analysis

Financial Summary

Investment Overview	Current	Market
Price	\$2,380,000	\$2,380,000
Price per Unit	\$476,000	\$476,000
GRM	13.26	12.00
CAP Rate	5.11%	5.87%
Cash-on-Cash Return (yr 1)	4.22 %	6.13 %
Total Return (yr 1)	\$40,251	\$58,456
Operating Data	Current	Market
Total Scheduled Income	\$179,532	\$198,300
Vacancy Cost	\$5,385	\$5,949
Gross Income	\$174,146	\$192,351
Operating Expenses	\$52,612	\$52,612
Net Operating Income	\$121,533	\$139,738
Pre-Tax Cash Flow	\$40,251	\$58,456
Financing Data (Interest Only)	Current	Market
Loan Amount	\$1,426,000	\$1,426,000
Interest Rate	5.7%	5.7%
Debt Service	\$81,282	\$81,282
Principal Reduction (yr 1)	\$0	\$0

Rent Roll

Unit Number	Unit Bed	Unit Bath	Unit Size (SF)	Lease Start	Current Rent	Current Rent (Per SF)	Market Rent	Market Rent/SF	Notes
A	2	1	778	6/1/19	\$3,280	\$4.22	\$3,300	\$4.24	
B	1	1	578	3/1/18	\$2,380	\$4.12	\$2,400	\$4.15	
C	2	1	774	8/15/24	\$3,200	\$4.13	\$3,300	\$4.26	Vacant
D	2	1	778	7/15/10	\$2,146	\$2.76	\$3,300	\$4.24	
E (C)	2	2	800	8/1/19	\$3,380	\$4.23	\$3,500	\$4.38	
Parking					\$450		\$600		
Laundry					\$125		\$125		
Totals/Averages			3,708		\$14,961	\$4.03	\$16,525	\$4.25	

Income & Expenses

Income Summary		Current	Per SF
Gross Income		\$174,146	\$46.89
Fixed Expenses	% Of Gross Income	Current	Per SF
Property Tax (1.2060%)	16.5%	\$28,702	\$7.73
Special Assessments (23-24 Actual)	3.6%	\$6,224	\$1.68
Insurance (2023 Actual)	3.9%	\$6,825	\$1.84
Total	24.0%	\$41,752	\$11.24
Operational Expenses	% Of Gross Income	Current	Per SF
Maintenance (Est \$500/unit)	1.4%	\$2,500	\$0.67
Reserves (Est \$200/unit)	0.6%	\$1,000	\$0.27
PG&E (2023 Actual)	0.4%	\$672	\$0.18
Water (2023 Actual)	0.5%	\$816	\$0.22
Refuse (2023 Actual)	1.1%	\$1,880	\$0.51
Business License/Permits (2023 Actual)	1.3%	\$2,272	\$0.61
Rent Board (\$344/Unit)	1.0%	\$1,720	\$0.46
Total	6.2%	\$10,860	\$2.92
Gross Expenses	30.2%	\$52,612	\$14.17
Net Operating Income	69.8%	\$121,533	\$32.72



SECTION 4

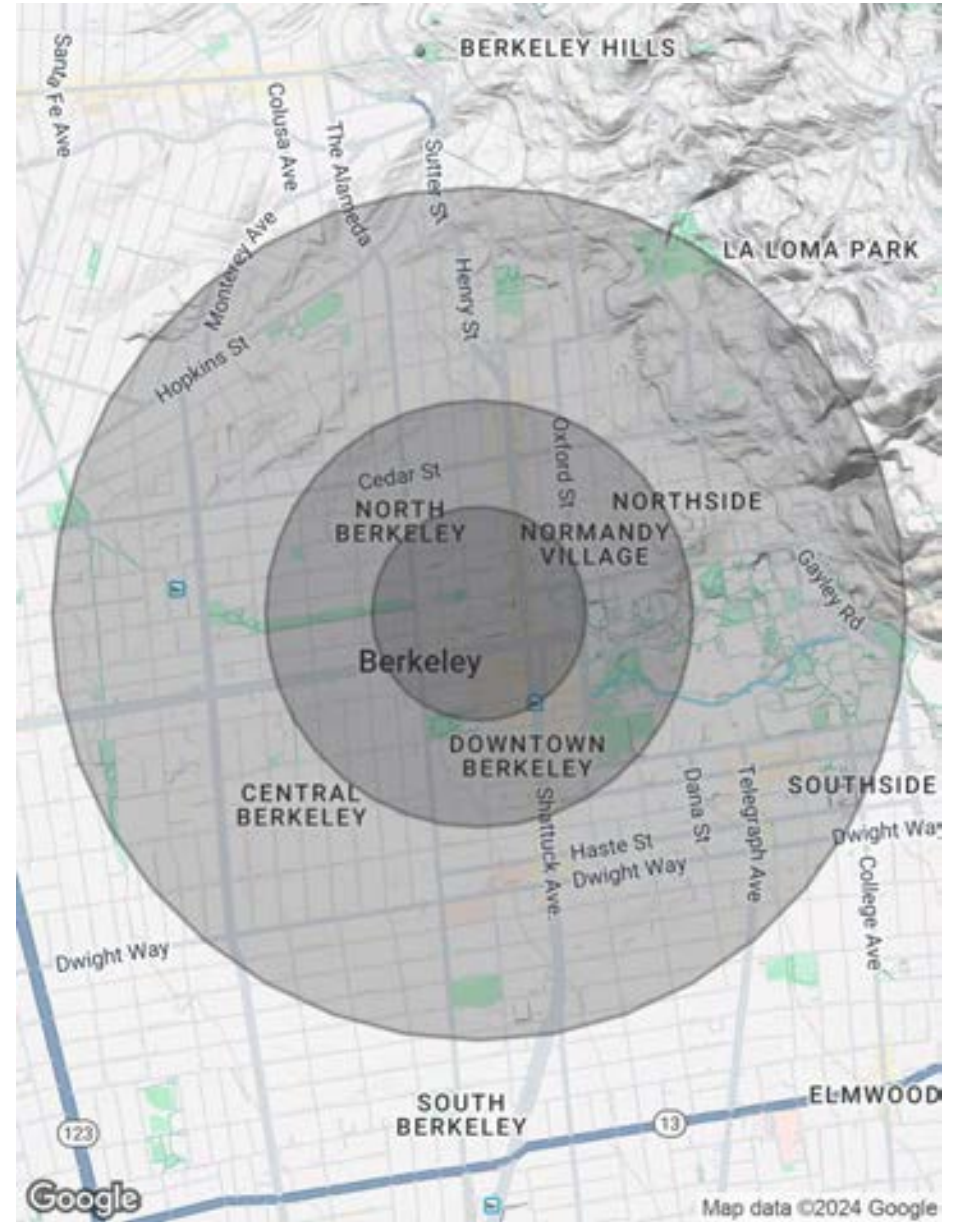
Demographics

Demographics Map & Report

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	4,292	14,856	55,830
Average Age	27.9	30.9	32.0
Average Age (Male)	30.7	32.0	32.3
Average Age (Female)	28.4	31.2	32.7

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	2,101	7,136	22,577
# of Persons per HH	2.0	2.1	2.5
Average HH Income	\$71,599	\$81,528	\$95,769
Average House Value	\$447,797	\$599,268	\$703,391

2020 American Community Survey (ACS)



Cal



2005 Berkeley Way



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