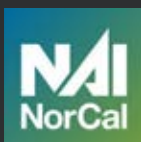




2933 Stanton Street

BERKELEY, CA 94702



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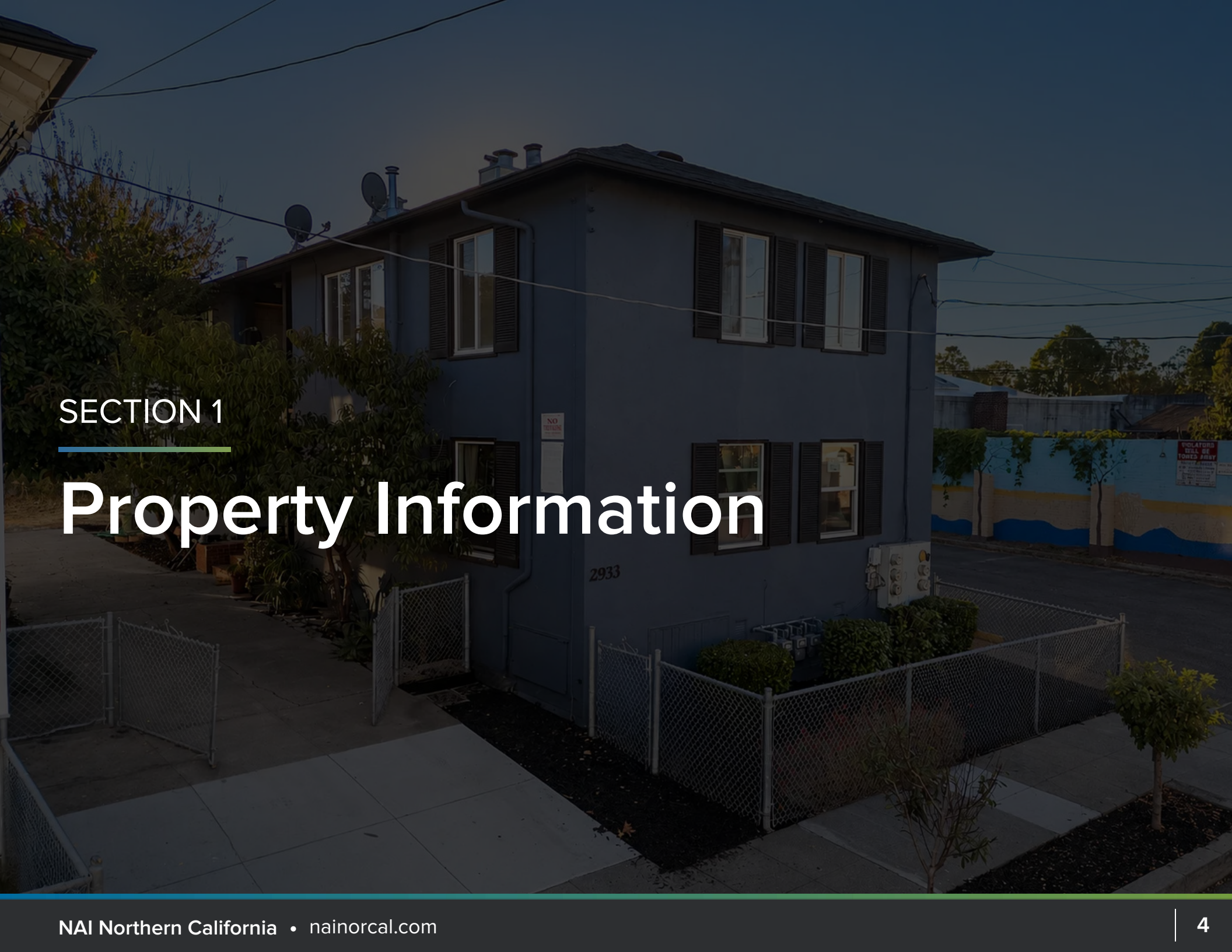
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A photograph of a two-story blue house with dark shutters. The house has a dark roof with two satellite dishes. A chain-link fence runs along the front of the property. The address number 2933 is visible on the side of the house. The background shows a street and some trees.

SECTION 1

Property Information

Executive Summary

SALE PRICE

\$1,195,000

BUILDING SIZE

2,664 SF

CAP RATE

6.61%

Other Details

Offering Price: \$1,195,000

Price / Unit: \$298,750

Price / SF: \$448.57

Number of Units: 4

NOI: \$78,960

Cap Rate: 6.61%

GRM: 9.97

Market Cap Rate: 8.17%

Market GRM: 8.58

Building Size: 2,664 SF

Lot Size: 3,849 SF

Year Built: 1944

Property Highlights

- **Desirable Unit Mix:** Four (4) spacious two-bedroom, one-bathroom units.
- **Extensive Renovations:** Three fully renovated units featuring updated kitchens, bathrooms, flooring, modern finishes, and new electrical subpanels.
- **Recent Capital Improvements:** New windows, fresh exterior paint, updated landscaping, and in-unit washers and dryers in two units.
- **Parking & Storage:** Eight (8) off-street parking spaces and dedicated tenant storage lockers.
- **Owner-Occupant or Investment Opportunity:** One renovated unit delivered vacant, offering immediate occupancy or the opportunity to lease at market rent.
- **Prime Southwest Berkeley Location:** Convenient access to Berkeley Bowl West, San Pablo Park, Ashby BART, UC Berkeley, and major East Bay employment centers.

Property Description



Property Description

The Mitchell Warren Team is pleased to present 2933 Stanton Street, a four-unit multifamily property in Southwest Berkeley. The building features four (4) two-bedroom, one-bathroom units, three of which have been fully renovated with updated kitchens and bathrooms, new flooring, modern finishes, and new electrical subpanels. Two units also feature in-unit washers and dryers. Recent building improvements include new windows, fresh exterior paint, and updated landscaping. The property offers eight (8) off-street parking spaces and tenant storage lockers, both rare amenities in Berkeley. One renovated unit will be delivered vacant, allowing an owner-occupant to move in or an investor to lease it at market rent. With extensive recent improvements, ample parking, and rental upside, the property offers an attractive opportunity for both owner-occupants and long-term investors.

Location Description

2933 Stanton Street is located in Southwest Berkeley, just north of Ashby Avenue near Sacramento Street. The property is close to San Pablo Park and to the shopping, dining, and grocery options along San Pablo Avenue, Sacramento Street, and the Ashby corridor. Berkeley Bowl West, Fourth Street, and the Emeryville retail district at Bay Street are all a short drive away. Commuters will appreciate quick access to Ashby BART, multiple AC Transit lines, and Ashby Avenue (Highway 13), which connects directly to I-80 and I-580 for travel throughout the Bay Area. The property is also convenient to UC Berkeley, downtown Berkeley, and the growing employment base in Emeryville and West Berkeley. The surrounding area has more than 42,000 residents within one mile and an average household incomes above \$146,000.

Additional Photos

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Additional Photos

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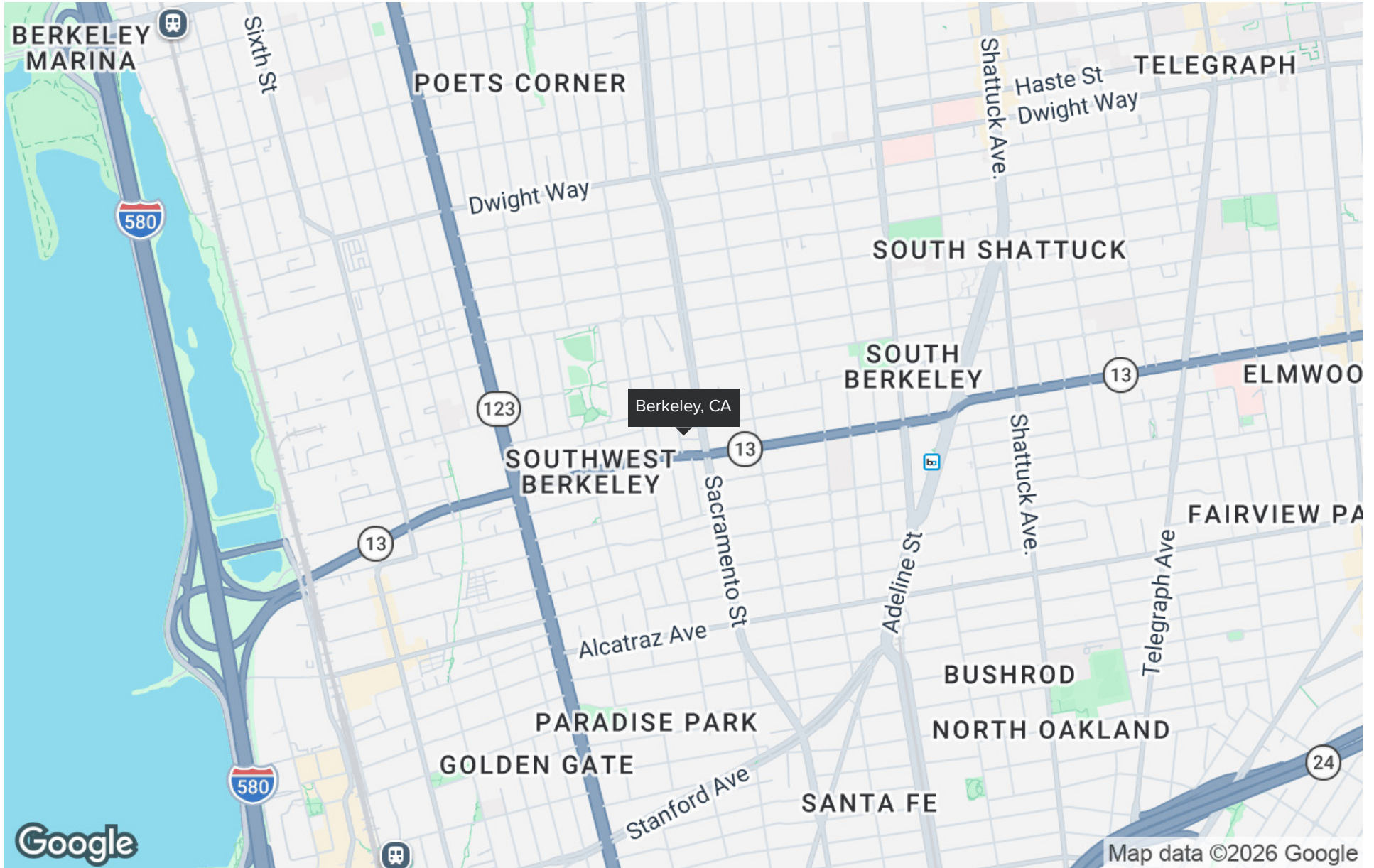




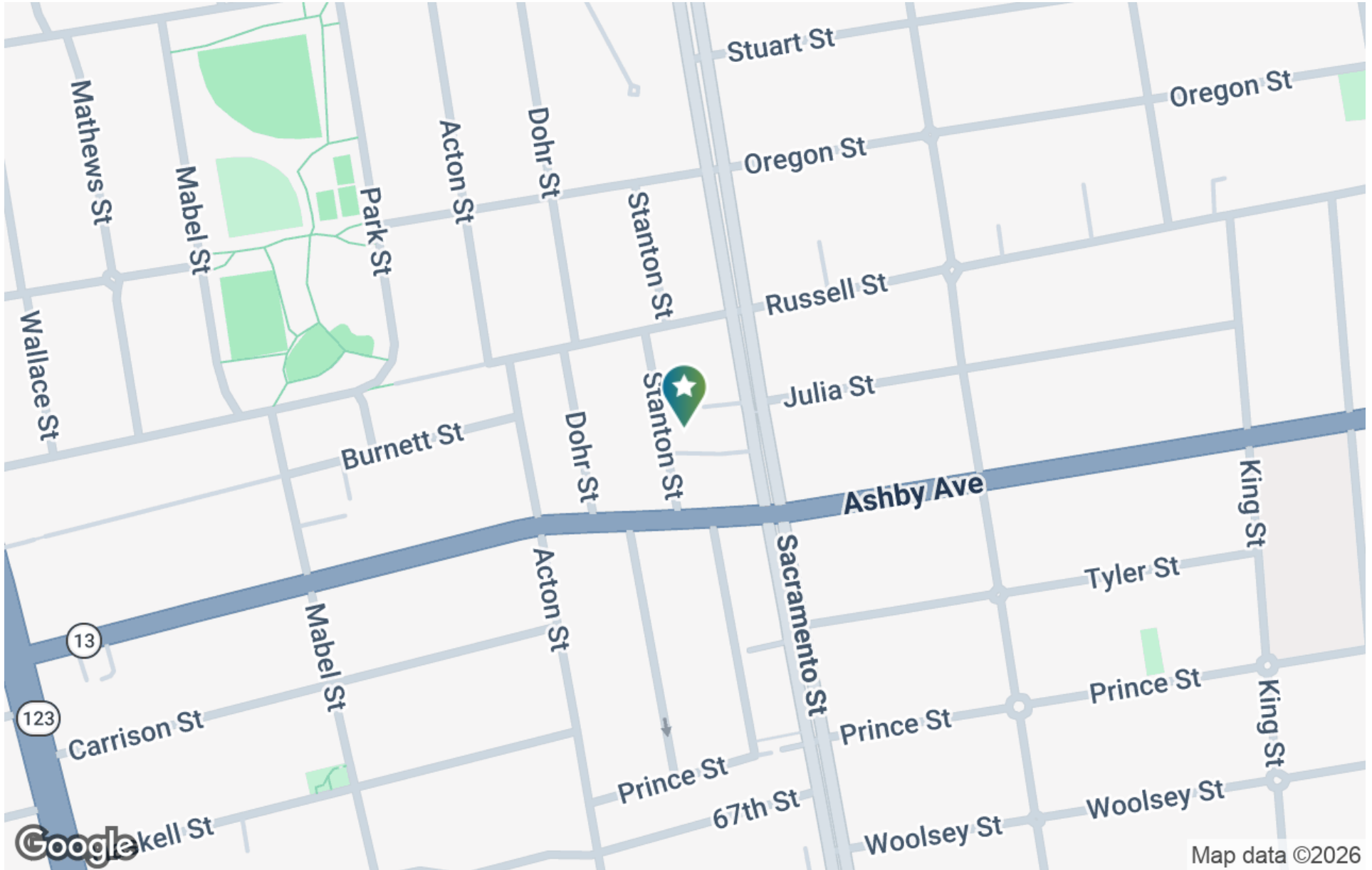
SECTION 2

Location Information

Regional Map



Location Map



A photograph of a two-story blue house with dark shutters on the windows. The house is situated behind a chain-link fence. The address number 2933 is visible on the side of the house. The image is dimmed to serve as a background for the text.

SECTION 3

Financial Analysis

Financial Summary

Investment Overview	Current	Market
Price	\$1,195,000	\$1,195,000
Price per SF	\$449	\$449
Price per Unit	\$298,750	\$298,750
GRM	9.97	8.58
CAP Rate	6.61%	8.17%
Cash-on-Cash Return (yr 1)	6.61%	8.17%
Total Return (yr 1)	\$78,960	\$97,680
Operating Data	Current	Market
Gross Scheduled Income	\$119,901	\$139,200
Total Scheduled Income	\$119,901	\$139,200
Vacancy Cost	\$3,597	\$4,176
Gross Income	\$116,304	\$135,024
Operating Expenses	\$37,344	\$37,344
Net Operating Income	\$78,960	\$97,680
Pre-Tax Cash Flow	\$78,960	\$97,680

Rent Roll

Unit Number	Unit Bed	Unit Bath	Unit Size (SF)	Current Rent	Current Rent (Per SF)	Market Rent	Market Rent/SF	Notes
A	2	1	675	\$2,802	\$4.15	\$2,950	\$4.37	Renovated
B	2	1	675	\$3,274	\$4.85	\$2,950	\$4.37	Renovated
C (Vacant)	2	1	675	\$2,850	\$4.22	\$2,850	\$4.22	Renovated
D	2	1	675	\$1,065	\$1.58	\$2,850	\$4.22	
Totals/Averages			2,700	\$9,991	\$3.70	\$11,600	\$4.30	

Income & Expenses

Income Summary		Current	Per SF
Gross Income		\$116,303	\$43.66
Fixed Expenses	% Of Gross Income	Current	Per SF
Property Tax (1.2323%)	12.7%	\$14,725	\$5.53
Special Assessments (25-26 Actual)	5.7%	\$6,612	\$2.48
Insurance (Est \$1.50/SF)	3.4%	\$3,996	\$1.50
Total	21.8%	\$25,334	\$9.51
Operational Expenses	% Of Gross Income	Current	Per SF
Maintenance (Est \$500/Unit)	1.7%	\$2,000	\$0.75
Utilities (2025 Actual)	4.4%	\$5,072	\$1.90
Business License (2.88% Gross Income)	2.9%	\$3,349	\$1.26
Rent Board (\$397/Unit)	1.4%	\$1,588	\$0.60
Total	10.3%	\$12,009	\$4.51
Gross Expenses	32.1%	\$37,343	\$14.02
Net Operating Income	67.9%	\$78,960	\$29.64



SECTION 4

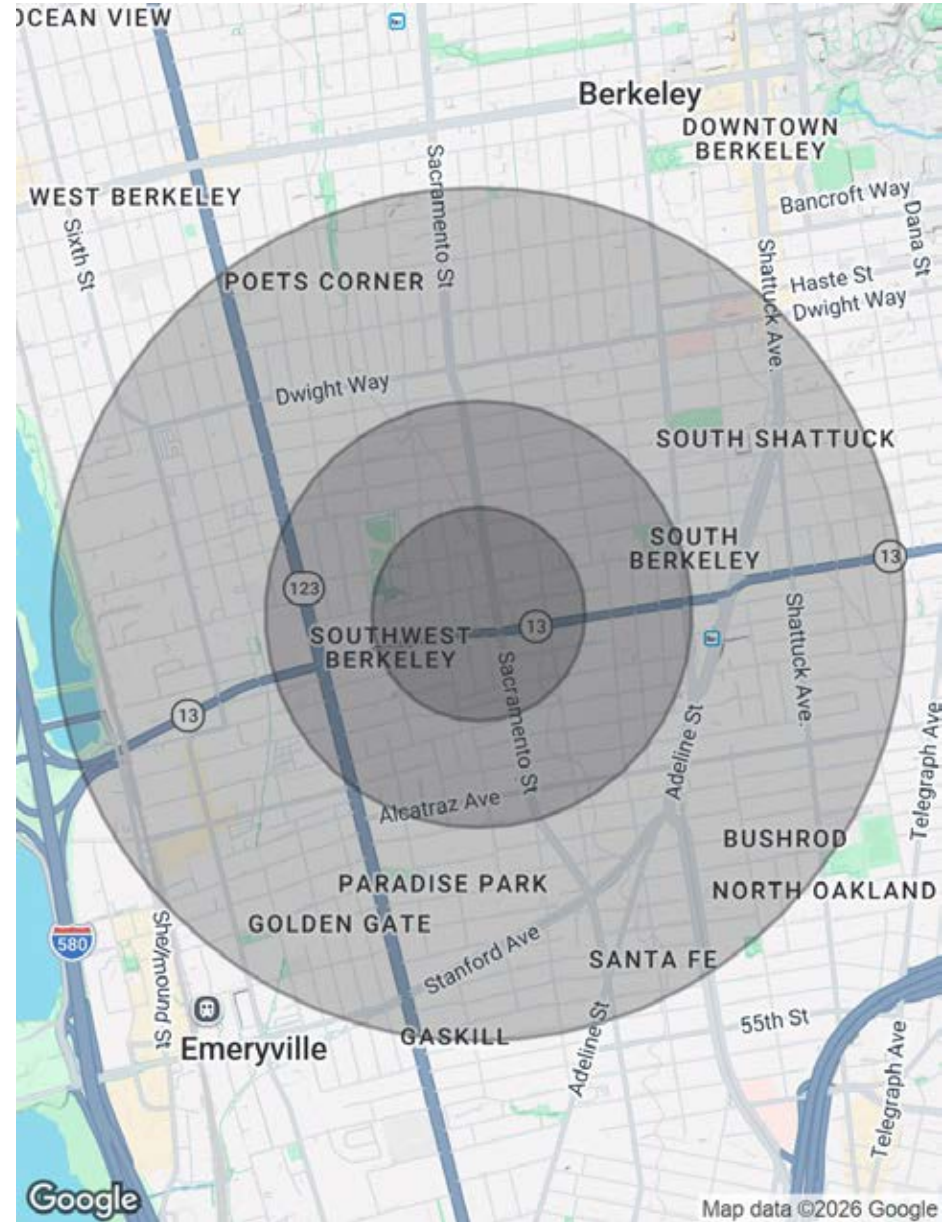
Demographics

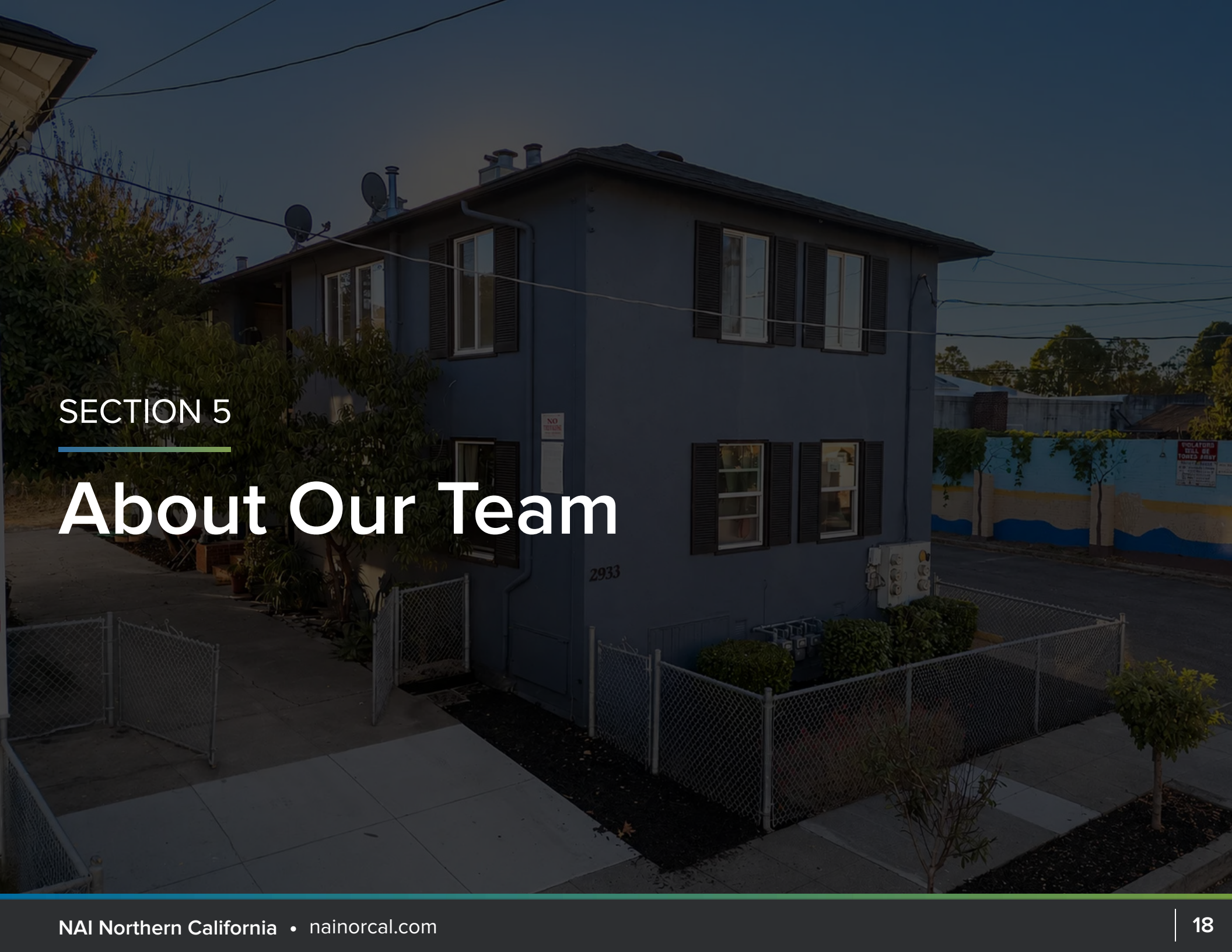
Demographics Map & Report

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	3,590	13,037	42,018
Average Age	37.4	36.3	37.7
Average Age (Male)	37.0	35.5	36.2
Average Age (Female)	38.3	37.7	39.7

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	1,379	5,107	18,305
# of Persons per HH	2.6	2.6	2.3
Average HH Income	\$138,131	\$145,243	\$146,412
Average House Value	\$1,000,098	\$1,086,906	\$1,151,815

2023 American Community Survey (ACS)



A photograph of a two-story blue house with dark shutters and a chain-link fence in the foreground. The house has a dark roof and a satellite dish. The address number 2933 is visible on the side of the house. The background shows a street and some trees.

SECTION 5

About Our Team



Tim Warren

Senior Vice President

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C: 707.363.2463

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CalDRE #02008347

Professional Background

Tim Warren, Senior Vice President of NAI Northern California, is a top-producing East Bay agent completing more than \$200M in commercial real estate transactions within the last 24 months. Tim prides himself on his personal service and attention to every detail, which has led him to a large base of repeat and referral clients. Investors trust him to guide them through every step of the real estate process. He ensures all objectives and expectations are exceeded with an expansive network, unparalleled client service, and proven marketing strategies. Tim is arguably one of the most dominant and successful agents in the greater Bay Area. There is no other agent that will provide you the local knowledge with global connections.

Tim comes to NAI Northern California from a successful career as an Executive Manager in the automotive field. He led a team of 30 employees, achieving multiple awards for customer satisfaction and sales volume.

Recent Transactions

24 Units, 174 41st St, Oakland | \$5,750,000

44 Units, 888 Vermont St, Oakland | \$14,000,000

19 Units, 20411 Marshall St, Castro Valley | \$4,650,000

88 Units, 4939 Marconi Ave, Sacramento | \$11,725,000

11 Units, 2601 Ridge Rd, Berkeley | \$5,680,000

8 Units, 1205 International Blvd, Oakland | \$1,375,000

15 Units, 2427 Hilgard Ave, Berkeley | \$5,250,000

10 Units, 1742 Spruce St, Berkeley | \$5,720,000

10 Units, 881 W A St, San Lorenzo | \$1,850,000

48 Units, 237-263 41st St, Oakland | \$11,650,000

12 Units, 410 Evelyn Ave, Albany | \$4,500,000

6 Units, 989-991 Vermont St, Oakland | \$1,940,000

5 Units, 95 Moss Ave, Oakland | \$2,050,000

14 Units, 3543 Brook St, Lafayette | \$6,800,000

8 Units, 1434 Lakeshore Ave, Oakland | \$3,200,000

24 Units, 226 Athol Ave, Oakland | \$5,100,000



Kent Mitchell

Senior Vice President

O: 510.919.4919
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CalDRE #01784628

Education

University of California
Berkeley - BAEastern
Theological Seminary -
MASeveral Leadership
Training Courses and
Programs

Professional Background

Kent Mitchell is Senior Vice President of NAI Northern California with over seventeen years' experience in the Oakland Berkeley and regional Bay Area multifamily office and retail markets. A graduate of the University of California Berkeley Kent is a California Real Estate Broker who began his own real estate investment career purchasing a four-plex in the 1990s followed by larger partnership acquisitions. Kent has represented clients and partners in commercial transactions ranging in size from under \$2 million to over \$60 million. As a broker and investor Kent has facilitated various aspects of purchase finance management capitalization improvement refinance and sale of well over \$100 million in regional and international commercial real estate. Kent facilitates transactions throughout the Bay Area applying his deep knowledge of rent control in core Bay Area cities and his expertise in capitalization strategies to help buyers and sellers locate the right opportunities and obtain the best pricing in their real estate purchase and sales.

Recent Transactions

10 Units, 1742 Spruce St, Berkeley | \$5,720,000
11 Units, 2601 Ridge Rd, Berkeley | \$5,680,000
13,560 SF, 1620 San Pablo Ave, Berkeley | \$10,350,000
14 Units, 6521 San Pablo Ave, Oakland | \$5,510,000
14,098 SF, 524-530 8th St, Oakland | \$4,295,000
15 Units, 2427 Hilgard Ave, Berkeley | \$5,250,000
19 Units, 20411 Marshall St, Castro Valley | \$4,650,000
22,160 SF, 2120 Broadway, Oakland | \$8,200,000
25 Units, 3535 Brook St, Lafayette | \$12,000,000
48 Units, 237-263 41st St, Oakland | \$11,650,000
88 Units, 4939 Marconi Ave, Sacramento | \$11,725,000



Adam Beeri

Investment Advisor

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CalDRE #02121953

Education

University of California,
Santa Barbara

Professional Background

Adam Beeri specializes in multifamily investment sales throughout the East Bay. Having grown up around commercial real estate, Adam developed an early understanding of apartment ownership, investment, and property operations.

In addition to advising clients on acquisitions and dispositions, Adam is an active multifamily property owner and operator himself. His firsthand experience acquiring, financing, managing, renovating, and operating apartment buildings gives him a practical perspective on the decisions his clients face.

Adam approaches each assignment from an investor's point of view, looking beyond the transaction to understand a property's operations, upside, risks, and long-term value. Whether representing an owner considering a sale or an investor evaluating an acquisition, his goal is to provide clear market insight and help clients make informed decisions that strengthen their real estate portfolios.

Adam's long term focus is building lasting relationships with East Bay apartment owners and helping clients create and preserve wealth through thoughtful real estate investment.

Adam was born in Berkeley. He grew up in Moraga. Graduated from UC Santa Barbara and has lived in San Diego.

Recent Transactions

9 units, 1635 Martin Luther King Jr Way, Berkeley | \$5,350,000

6 Units, 1675 Euclid Ave, Berkeley | \$3,925,000

6 units, 2030 Cedar St, Berkeley | \$1,300,000

29 Units, 765 Rand Ave, Oakland | \$8,200,000

33 Units, 175 Santa Rosa Ave, Oakland | \$7,700,000

8 Units, 1610 Milvia St, Berkeley | \$3,500,000

16 Units, 1940 Lakeshore Ave, Oakland | \$4,250,000

29 Units, 4827 Appian Way, El Sobrante | \$7,200,000

8 Units, 83 Glen Ave, Oakland | \$1,500,000

12 Units, 85 Glen Ave, Oakland | \$2,230,000



Randell Silva

Senior Investment
Advisor

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Professional Background

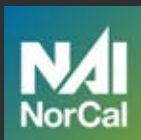
Randell Silva is a knowledgeable, motivated, and results-driven Investment Advisor specializing in the sale of multifamily properties throughout the East Bay. With over 8 years of commercial real estate experience, Randell is a key member of the Mitchell Warren Team at NAI Northern California, where he has helped facilitate transactions contributing to over \$497 million in total team transaction volume.

Randell brings a strong foundation in negotiation, underwriting, and client advocacy, paired with over a decade of prior customer-facing experience that ensures a smooth, transparent transaction process from start to finish. His entrepreneurial background, having founded and operated Delta Computer Service for over seven years, has shaped his disciplined, solution-oriented approach to business and deal execution.

Leveraging NAI Northern California's best-in-class research, marketing, and technology platforms, along with guidance from seasoned mentors, Randell delivers measurable results for property owners and investors. He also provides added value by effectively facilitating transactions across Hispanic cultural and language barriers, helping clients navigate complex deals with confidence and clarity.

Recent Transactions

41 Units, 524-530 8th St, Oakland | \$4,100,000
7 Units, 2015 Vine St, Berkeley | \$1,700,000
24 Units, 174 41st St, Oakland | \$5,750,000
6 Units, 1212 12th St, Oakland | \$1,895,000
44 Units, 888 Vermont St, Oakland | \$14,000,000
25 Units, 3535 Brook St, Lafayette | \$12,000,000
19 Units, 20411 Marshall St, Castro Valley | \$4,650,000
50,008 SF, 2648 International Blvd, Oakland | \$10,450,000
88 Units, 4939 Marconi Ave, Sacramento | \$11,725,000
11 Units, 2601 Ridge Rd, Berkeley | \$5,680,000
8 Units, 1205 International Blvd, Oakland | \$1,375,000



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GLOBAL REACH. LOCAL EXPERTISE.

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