

2110 ASHBY AVE

BERKELEY, CA

MULTI FAMILY MIXED USE 12 UNITS



DEREK HAN & ANNA LI, CA LIC #01738860 / 01189430

510-847-5598
510-853-8810

2110 ASHBY AVENUE**BERKELEY, CA**

EXECUTIVE SUMMARY

Welcome to 2110 Ashby Ave, a premier mix-used commercial building located in the heart of Berkeley's Elmwood neighborhood, Offering an exceptional investment opportunity with upside and stable income from long-term tenants. In high demand, Ashby Ave is fully occupied, most of the units are well maintained, laundry unit on site, bonus garden areas ensures a high level of tenant satisfaction, seismic upgrades completed, dual pane windows, and much more. Additionally, the property includes a bonus detached storage unit, which provides versatile usage options and holds potential for conversion into an ADU. further increasing the property's income-generating capabilities. Conveniently located, near Ashby Bart station, easy access to freeway, close to Berkeley Bowl, Whole Foods, and all the local shops and dining, short ride to UC Berkeley, this prime location ensures a steady flow of potential tenants and business clients. Investors will appreciate the consistent and reliable rental income, coupled with the opportunity for rent increases and property appreciation over time. Whether you are looking to expand your portfolio or secure a stable income-producing asset, invest in 2110 Ashby Ave, a property that promises stability, potential growth, and an unbeatable location.

ADDRESS	2110 Ashby Ave. Berkeley, CA
APN	053-1587-020-01
YEAR BUILT	1904
BUILDING SIZE	6,600SF
LOT SIZE	5,200SF
UNITS	12
UNIT MIX	(10) 1BR/1BA UNITS (2) RETAILS



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Anna.Li@BHGHomes.com | Realtor@derekhan.com

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BUILDING DESCRIPTION

CONSTRUCTION	WOOD FRAME
FOUNDATION	CONCRETE
ELECTRICAL METERS	MASTER
GAS METERS	MASTER
HEAT TYPE	MASTER
SEISMIC UPGRADE	COMPLETE
WASHER & DRYER	ON SITE
ZONING	COMMERCIAL / OFFICE / RESIDENTIAL/ MIXED USE
HEIGHT LIMIT	3 STORIES
STRUCTURE	ONE BUILDING



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2110 ASHBY AVENUE**BERKELEY, CA****FINANCIAL SUMMARY**

PRICE	\$2,398,000
Total Building Size	6,600
Lot Size	5,200
Current Cap Rate	5.49
Current GRM Rate	9.79
Price /Sq Ft	\$363.00
Price /Unit	\$199,833

ANNUALIZED OPERATING DATA 2023

CURRENT	CURRENT	
Current Gross Income	\$244,765.00	
Operating Expenses	\$112,970.00	Property tax based on the Listing Price
Net Operating Income	\$131,795	
Projected Operating Expenses	\$112,970.00	Without Property Management
Projected Market Gross Income	\$272,335.00	
Projected Operating Netincome s	\$159,365.00	Project Cap Rate 6.64%

ANNUAL OPERATING EXPENSES

ACTUAL ANNUAL EXPENSES	CURRENT	ADJUSTED	NOTES
Property Tax 2023	\$29,182.00	\$54,674.00	2.28% at listing price
Current Insurance	\$4,978.00	\$6,000.00	PER OWNER
Utilites-Water	\$11,472.00	\$11,472.00	PER OWNER
Utilities -PG&E	\$22,296.00	\$22,296.00	PER OWNER
Utilities Garbage	\$3,312.00	\$3,312.00	PER OWNER
City License Fees	\$8,716.00	\$8,716.00	PER OWNER
Repair &Maintenance	\$27,709.00	\$6,500.00	
Property Management	\$13,629.00	Without PM	
Net Operating Expenses	\$121,294.00	\$112,970.00	

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RENT ROLL

UNIT	TYPE	CURRENT RENT	MARKET	MOVE-IN	SECURITY DEPOSIT
1	1BD / 1 BA	\$1,745.00	\$1,750.00	7/15/2023	\$3,000.00
3	1BD / 1 BA	\$1,737.88	\$1,750.00	2/25/2020	\$869.00
4	1BD / 1 BA	\$1,846.52	\$1,846.52	7/15/2020	\$2,000.00
5	1BD / 1 BA	\$1,848.11	\$1848.11	1/18/2018	\$1,650.00
6	1BD / 1 BA	\$1,189.07	\$1,750.00	1/1/2016	\$980.00
7	1BD / 1 BA	\$1,477.55	\$1,750.00	9/1/2022	\$1,500.00
8	1BD / 1 BA	\$1,400.00	\$1,750.00	12/28/2022	\$1,500.00
9	1BD / 1 BA	\$1,650.00	\$1,750.00	11/1/2016	\$2,000.00
10	1BD / 1 BA	\$1,750.00	\$1,750.00	2/1/2024	\$2,000.00
11	1BD / 1 BA	\$1,152.86	\$1,750.00	1/1/2016	\$1,500.00
Commercial Unit		\$1,000.00	\$1,500.00	10/31/2022	\$1,000.00
Commercial Unit		\$3,000.00	\$3,500.00	1/1/2024	\$3,000.00
Storage		\$500.00			
Laundry		\$100.00			
Total Monthly		\$20,397.05	\$22,694.00		\$20,999.00
Total Annual Gross Income		\$244,746.60	\$272,335.56		



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Magnetic Arts

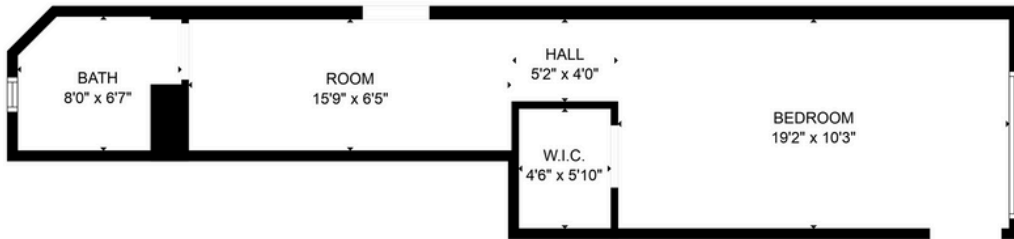


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BERKELEY, CA

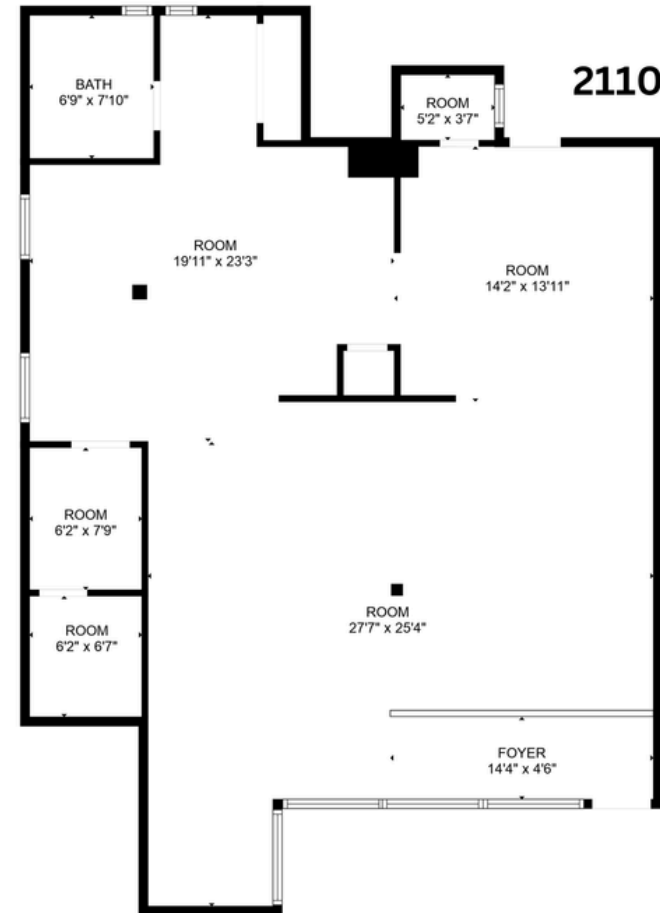
FLOOR PLAN - Magnetic Arts & Massage

2106 Ashby Ave



Total Sq Ft = 397.11*

*397.11 sq ft based on Estimate. Buyer to VERIFY actual square footage.
Seller and List agents do not GUARANTEE Accuracy



Total Sq Ft = 1,583.27*

*1,583.27 sq ft based on Estimate. Buyer to VERIFY actual square footage.
Seller and List agents do not GUARANTEE Accuracy



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WELCOME TO BERKELEY!

Nestled on the eastern shore of San Francisco Bay, Berkeley, California, is a vibrant city renowned for its academic prowess, cultural diversity, and progressive spirit. This eclectic urban paradise offers a unique blend of intellectual stimulation and relaxed lifestyle, thanks to the prestigious University of California, Berkeley, which anchors the community. The city boasts a rich historical tapestry, with beautifully preserved Victorian homes and cutting-edge modern architecture. Residents enjoy a plethora of outdoor activities enabled by the city's mild climate, including hiking in the scenic Berkeley Hills and strolling along the Marina. The bustling downtown area and Telegraph Avenue are hubs of activity, offering an array of gourmet restaurants, unique boutiques, and entertainment venues. With its strong sense of community, excellent schools, and commitment to environmental sustainability, Berkeley represents not just a place to live, but a way of life that appeals to those who value education, culture, and innovation.

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RESIDENTIAL UNITS



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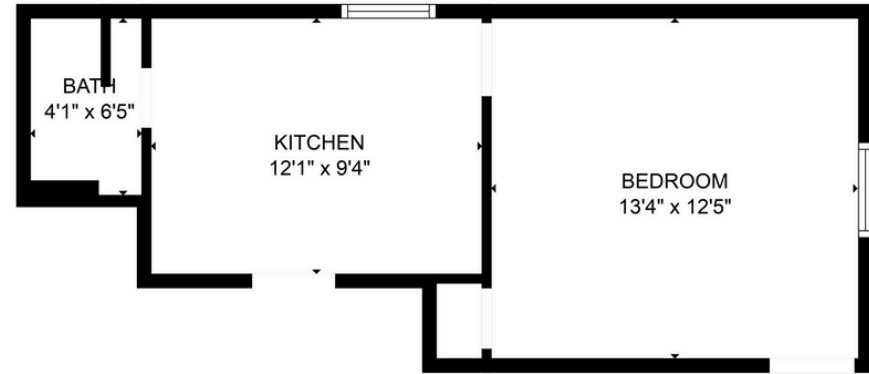
2110 1/2 Ashby Ave Unit #1



Total Sq Ft = 409.18*

*409.18 sq ft based on Estimate. Buyer to VERIFY actual square footage.
Seller and List agents do not GUARANTEE Accuracy

2110 1/2 Ashby Ave Unit #6



Total Sq Ft = 304.54*

*304.54 sq ft based on Estimate. Buyer to VERIFY actual square footage.
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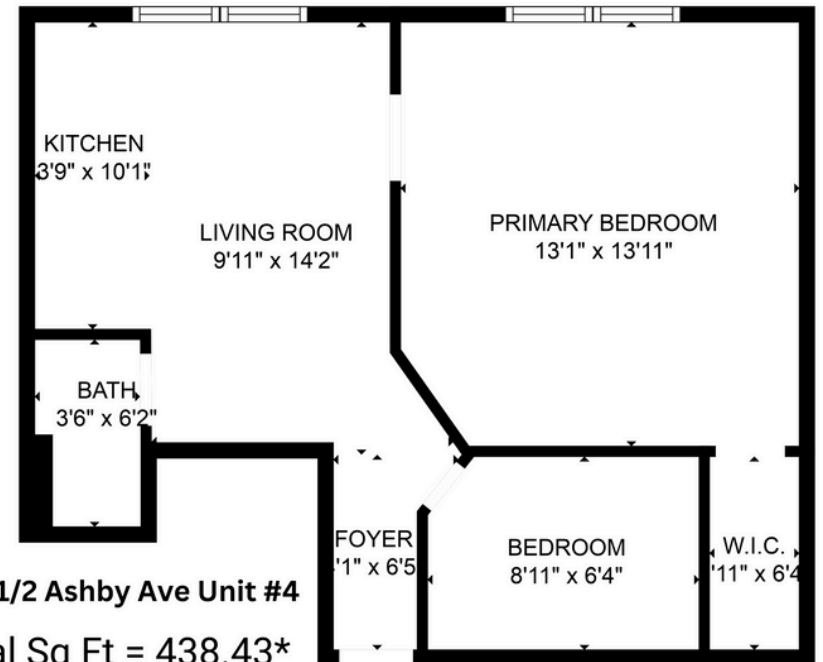
2110 1/2 Ashby Ave Unit #9



Total Sq Ft = 348.95*

*348.95 sq ft based on Estimate. Buyer to VERIFY actual square footage.
Seller and List agents do not GUARANTEE Accuracy

2110 1/2 Ashby Ave Unit #4



Total Sq Ft = 438.43*

*438.43 sq ft based on Estimate. Buyer to VERIFY actual square footage.
Seller and List agents do not GUARANTEE Accuracy

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RESIDENTIAL / COMMERCIAL UNITS



REAR-SIDE

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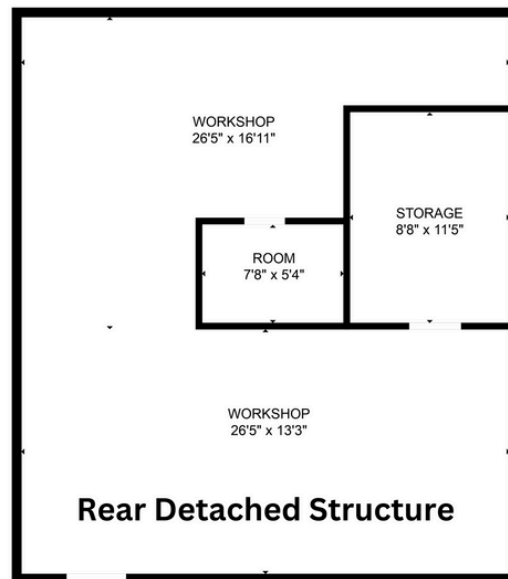
GARDEN

2110 ASHBY AVENUE

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STORAGE / POTENTIAL ADU



Total Sq Ft = 936.73*

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BERKELEY BOWL



WHOLE FOODS



Berkeley offers a range of amenities, including several conveniently located grocery stores that cater to diverse tastes and preferences. Additionally, the area is well-served by public transportation, making it easy to navigate around the city and access other essential services and attractions. Berkeley provides all the necessary conveniences to ensure a comfortable urban living experience.

2110 ASHBY AVENUE

BERKELEY, CA

TRANSIT OVERVIEW



9 MIN WALK

Whole Foods & Berkeley Bowl

24 MIN WALK

UC Berkeley Campus

6 MIN WALK

Alta Bates Hospital

7 MIN WALK

Willard Middle School & Emerson Elementary



6 MIN DRIVE

to I-580

4 MIN DRIVE

to I-80

8 MIN DRIVE

to Bay Bridge

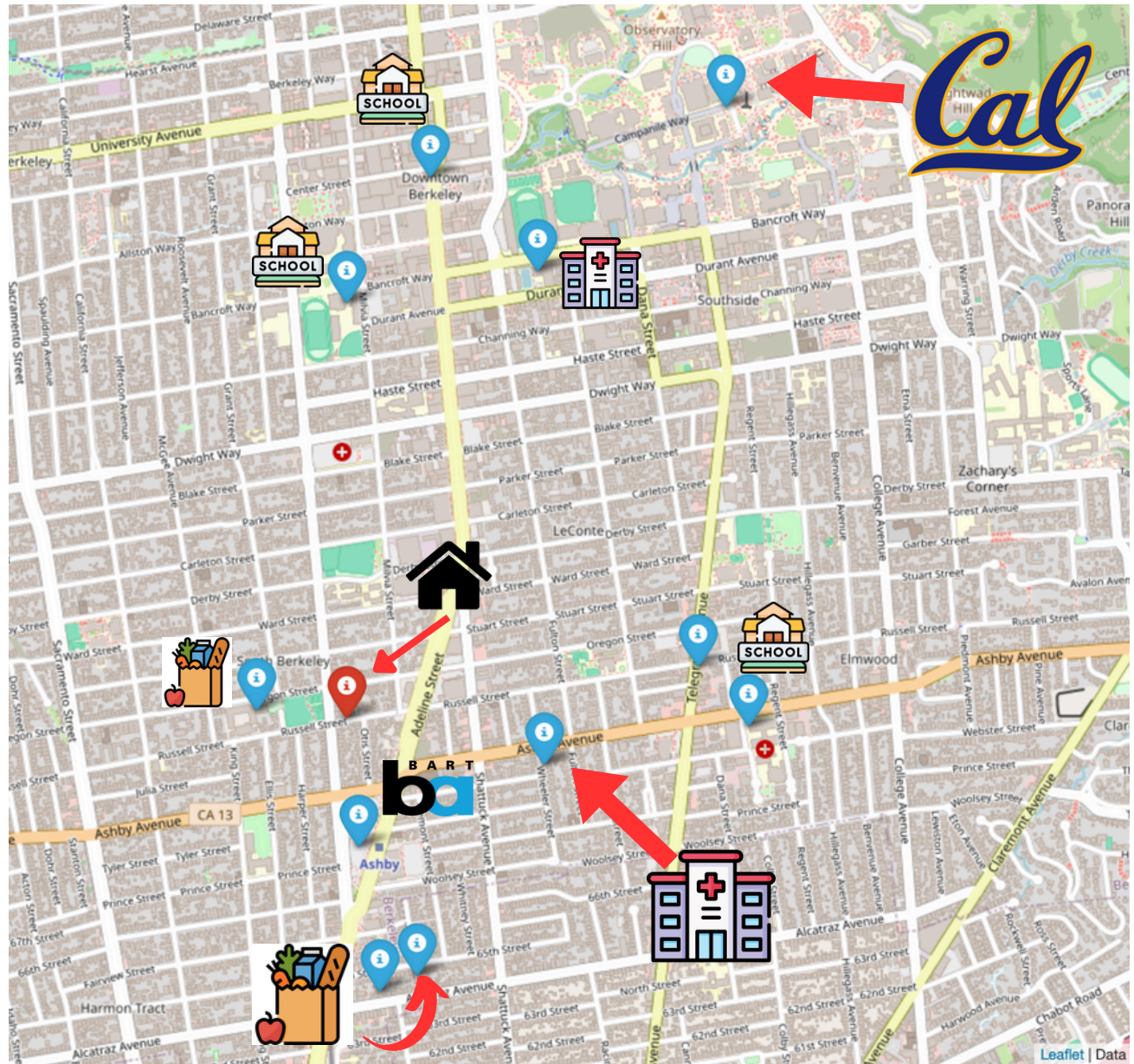


28 MIN DRIVE

to SFO Airport

16 MIN DRIVE

to OAK Airport



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DEMOGRAPHICS



Population

- The population in Berkeley is approximately 124,321
- There are 11,936 people per square mile, indicating high population density
- The median age in Berkeley is roughly 31 years old
- The number of people per household in Berkeley is 2.37.

Housing in Berkeley:

- The median home cost in Berkeley is \$1,280,300
- Home appreciation in the last 10 years has been 128.2%
- Home appreciation in Berkeley is up 8.6%

The Rental Market in Berkeley:

- Renters make up 58% of the Berkeley population.
- 9% of houses and apartments in Berkeley are available to rent.

Family Demographics in Berkeley, CA:

- 35.5% are married
- 10.6% are divorced
- 25.6% are married with children
- 18.1% are single with children

Racial Diversity in Berkeley, CA:

- White: 55.5%
- Black or African American: 7.8%
- Asian: 20.8%
- Native Hawaiian and Other Pacific Islander: 0.2%
- American Indian and Alaska Native: 0.7%
- Two or More Races: 9.8%
- Hispanic or Latino (of any race): 12.1%