

FOR SALE

1823-
1825
SOLANO
AVE

Berkeley, CA 94707



Exclusively Listed by

Steve Banker

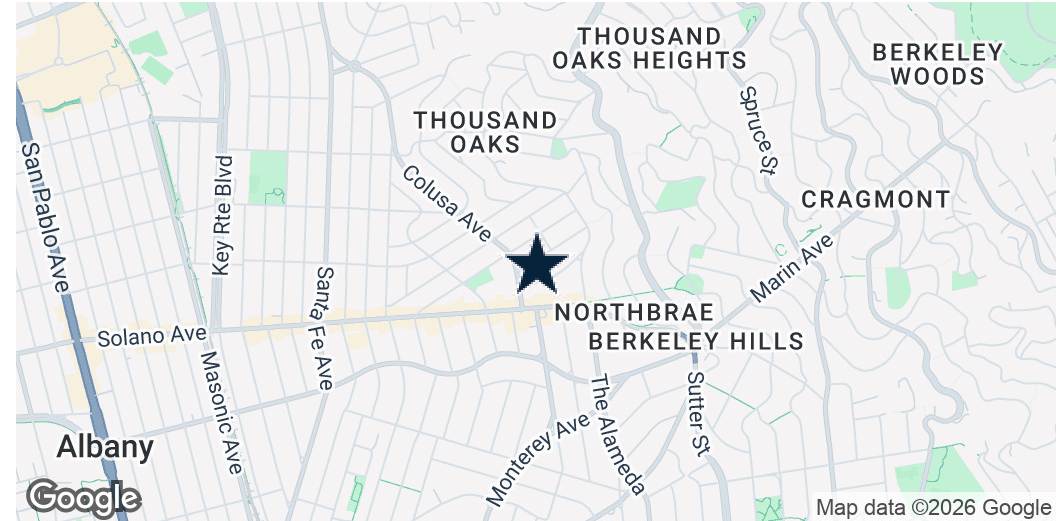
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OFFERING SUMMARY

| | |
|------------------|-------------|
| Sale Price: | \$2,550,000 |
| Building Size: | 3,070 SF |
| Lot Size: | 4,177 SF |
| Number of Units: | 2 |
| Price / SF: | \$830.62 |
| Cap Rate: | 6.45% |
| NOI: | \$164,512 |
| Year Built: | 1926 |

PROPERTY OVERVIEW

Triple net leased two tenant retail building (both with cafe/restaurant infrastructure) on Solano Avenue. One long term leased space to Peet's coffee, and one short term lease to Oh G Burger. Generational asset in an extremely high traffic corridor.

PROPERTY HIGHLIGHTS

- High Profile Location
- Generational Asset with Two Food Users
- A mix of Strong National Tenancy and local eateries
- Outdoor storage/trash area
- HVAC

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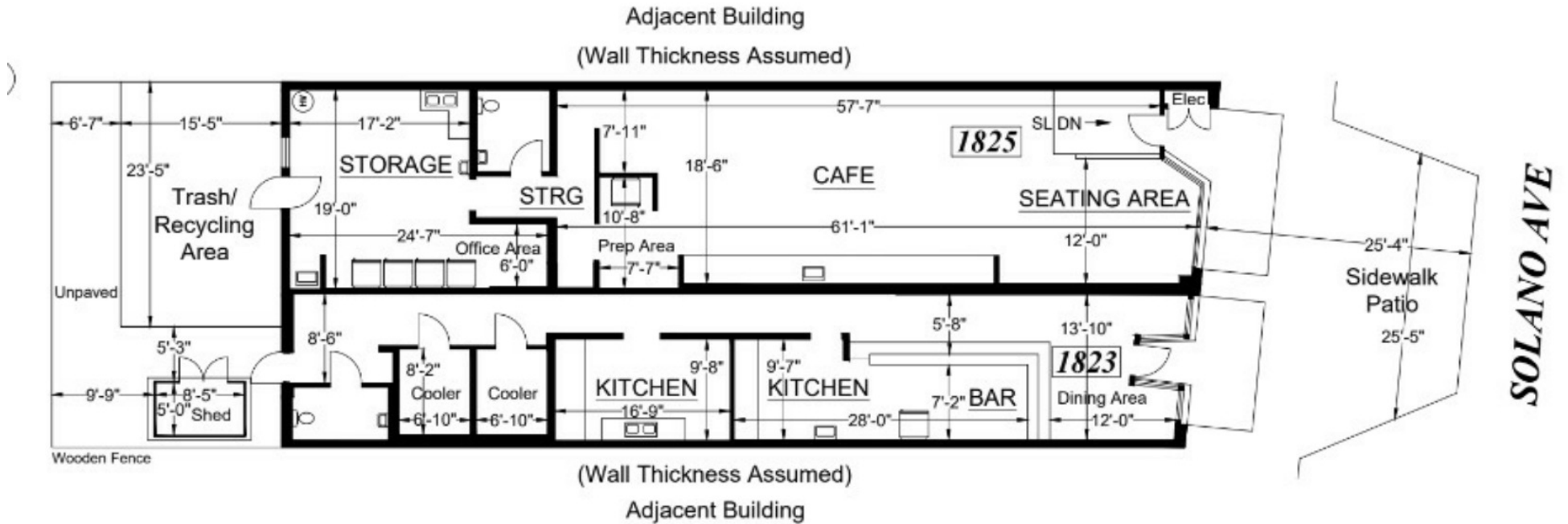
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LEGEND



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Financial Analysis

1823 Solano Avenue:

Annual Base Rent: \$70,210.20

CAM Reimbursement: \$30,072.75

1825 Solano Avenue:

Annual Base Rent: \$98,450.04

CAM Reimbursement: \$36,873.47

Gross Income: \$235,606.46

Expenses:

Business License Tax: \$2,029.81

Insurance: \$9,058.30

Fire Inspection/Misc: \$1,548.80

Management: \$12,521.00

Repairs: \$6,000.00

Property Taxes: \$39,936.07 (based on a 2.55M valuation).

Expenses: \$71,093.98

Net Operating Income: \$164,512.48

\$2,550,000.00 purchase price= 6.45% cap rate

