



462 + 472 Waverley Street, Menlo Park, CA 94025

OFFERING MEMORANDUM

COMPASS
COMMERCIAL

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TABLE OF CONTENTS

Property Highlights	3
Valuation Summary	4
Valuation Summary - 462	5
Valuation Summary - 472	6
Operations Statement	7
Property Profile	8
ADU	9 - 10
Property Photos	11 - 26
Parcel Map	27
Aerial View	28
Area Map	29
Bay Area Overview	30
Top Local Employers Map	31
Bay Area Major Companies	32
New Development Projects	33 - 35
Transportation Map - Bart & Caltrain	36
Transportation Map	37
Location Highlights	38
Attractions	39 - 40
Sales Comparables	41 - 42
Sales Comparables Map	43

INVESTMENT HIGHLIGHTS

- Two separate triplexes on separate lots can be sold individually or together
- Attractive Unit Mix for potential owner-occupants:
 - Two Large 2-bed/1-bath Units and one 1-bed/1-bath PER TRIPLEX
- Nice layouts with NO SHARED WALLS between units
- In-Unit Laundry for all 6 units
- Rear units are designed as owner's units with larger 2-bedroom layouts, dedicated dining areas, fireplaces, hardwood floors, French doors, and large private back yards
- Well maintained property with new dual pane windows throughout and copper plumbing
- One tuck-under parking space per unit, with potential for additional tandem or off-street parking as well

LOCATION HIGHLIGHTS

- Outstanding location in the heart of Silicon Valley
- Beautiful tree-lined street in a quiet Menlo Park neighborhood
- Less than 1 mile walk or bike to:
 - Menlo Park and Palo Alto Caltrain Stops
 - Santa Cruz Ave, Downtown Menlo Park
 - University Ave, Downtown Palo Alto
 - The nearest edge of Stanford Campus
- Located in the heart of Silicon Valley's business community, surrounded by popular social spots, and a rich arts and culture scene.
- Consistent rental market from Stanford and local tech companies
- Prestigious neighborhood, only 0.8 miles to the heart of downtown Palo Alto (University and Alma), with a Bike Score of 100: "Biker's Paradise, Daily errands can be accomplished on a bike."
- Numerous local parks, outdoor activities, and hiking and biking trails, etc. including Burgess Park less than a 500ft walk jut around the corner, which spans 9.31 acres only 3 blocks away and contains two baseball / softball fields, soccer fields, two swimming pools, two tennis courts, indoor and outdoor basketball courts, a gymnastics center, a gymnasium, a family recreation center including a dance studio, a skatepark, a barbeque area with picnic benches, multiple playgrounds, and it backs up to City Hall, the public library and a children's center
- Excellent Menlo Park City School District and nearby schools
 - Encinal Elementary: 1.4 miles away and 10/10 GreatSchools.org Test Scores rating
 - Hillview Middle School: 1.8 miles away, and 10/10 Test Scores rating
 - Menlo-Atherton High: 0.9 miles away, and 9/10 Test Scores rating AND 9/10 College Readiness rating

462 + 472 VALUATION SUMMARY

OFFERING DETAILS	
Address	462 - 472 Waverley St. Menlo Park, CA 94025
Price	\$5,300,000
Down Payment	\$5,300,000 100%
Units	6
Price/Unit	\$883,333
Rentable Square Feet	6,842
Price/Sq Ft	\$775
Year Built	1952
Land Area (Sq Ft)	13,200

Note: Building square footage based on San Mateo County Records and to be confirmed by Buyer.

FINANCING

Excellent Loan Packages are available and are always dependent on the lender's underwriting, property appraisal, loan program and buyer's qualifications. Available loan amounts and the loan terms are subject to change and are not guaranteed.

OPERATIONS STATEMENT		CURRENT	MARKET
Scheduled Gross Rent		\$191,400	\$246,000
Vacancy	3.00%	(\$5,742)	3.00% (\$7,380)
Effective Gross Rent		\$185,658	\$238,620
Laundry Income		\$0	\$0
Total Income		\$185,658	\$238,620
Operating Expenses		\$15,869	\$15,869
Non-Operating Expenses		\$74,602	\$74,602
Total Expenses		\$90,471	\$90,471
Net Operating Income		\$95,187	\$148,149

RENT ROLL SUMMARY				
UNIT #	UNIT TYPE	SQ FT	CURRENT RENT	MARKET RENT
462	1 Bed 1 Bath	847	\$2,250	\$3,000
464	2 Bed 1 Bath	854	\$2,700	\$3,500
466	2 Bed 1 Bath	1,050	\$3,000	\$3,750
472	1 Bed 1 Bath	847	\$2,300	\$3,000
474	2 Bed 1 Bath	854	\$2,600	\$3,500
476	2 Bed 1 Bath	1,050	\$3,100	\$3,750
Total		5502	\$15,950	\$20,500

*Buyer is responsible for deciding for themselves what "Market Rent" is and what future income can be achieved.

**Unit square footages are taken from the measurements of a similar building at 260 Linfield Ln, which looks similar but may not be exactly the same.

462 VALUATION SUMMARY

OFFERING DETAILS		
Address	462 Waverley St. Menlo Park, CA 94025	
Price	\$2,650,000	
Down Payment	\$2,650,000	100%
Units	3	
Price/Unit	\$883,333	
Rentable Square Feet	3,421	
Price/Sq Ft	\$775	
Year Built	1952	
Land Area (Sq Ft)	6,600	

Note: Building square footage based on San Mateo County Records and to be confirmed by Buyer.

OPERATIONS STATEMENT	CURRENT		MARKET	
Scheduled Gross Rent		\$95,400		\$123,000
Vacancy	3.00%	(\$2,862)	3.00%	(\$3,690)
Effective Gross Rent		\$92,538		\$119,310
Laundry Income		\$0		\$0
Total Income		\$92,538		\$119,310
Operating Expenses		\$7,935		\$7,935
Non-Operating Expenses		\$37,372		\$37,372
Total Expenses		\$45,307		\$45,307
Net Operating Income		\$47,231		\$74,003

FINANCING

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472 VALUATION SUMMARY

OFFERING DETAILS		
Address	472 Waverley St. Menlo Park, CA 94025	
Price	\$2,650,000	
Down Payment	\$2,650,000	100%
Units	3	
Price/Unit	\$883,333	
Rentable Square Feet	3,421	
Price/Sq Ft	\$775	
Year Built	1952	
Land Area (Sq Ft)	6,600	

Note: Building square footage based on San Mateo County Records and to be confirmed by Buyer.

OPERATIONS STATEMENT	CURRENT		MARKET	
Scheduled Gross Rent		\$96,000		\$123,000
Vacancy	3.00%	(\$2,880)	3.00%	(\$3,690)
Effective Gross Rent		\$93,120		\$119,310
Laundry Income		\$0		\$0
Total Income		\$93,120		\$119,310
Operating Expenses		\$7,935		\$7,935
Non-Operating Expenses		\$37,230		\$37,230
Total Expenses		\$45,164		\$45,164
Net Operating Income		\$47,956		\$74,146

FINANCING

Excellent Loan Packages are available and are always dependent on the lender's underwriting, property appraisal, loan program and buyer's qualifications. Available loan amounts and the loan terms are subject to change and are not guaranteed.

OPERATIONS STATEMENT

OPERATIONS STATEMENT	CURRENT	MARKET
Scheduled Gross Rent	\$191,400	\$246,000
Vacancy 3.00%	(\$5,742)	3.00% (\$7,380)
Effective Gross Rent	\$185,658	\$238,620
Other Income	\$0	\$0
TOTAL INCOME	\$185,658	\$238,620
*Repairs & Maintenance (\$750/unit) ¹	\$4,500	\$4,500
Gas + Electric (2023 Actual)	\$136	\$136
Water (2023 Actual)	\$5,043	\$5,043
Garbage (2023 Actual)	\$3,191	\$3,191
Garbage (2023 Actual)	\$3,000	\$3,000
OPERATING EXPENSES	\$15,869	\$15,869
Real Estate Taxes (1.0904%)	\$57,791	\$57,791
Special Assessments	\$11,337	\$11,337
Insurance (Estimate) ²	\$5,474	\$5,474
NON-OPERATING EXPENSES	\$74,602	\$74,602
Total Expenses	\$90,471	\$90,471
% Scheduled Gross Rent	47.27%	36.78%
Expenses/Unit	\$15,079	\$15,079
Expenses/Sq Ft	\$13.22	\$13.22
Net Operating Income	\$95,187	\$148,149

1 Industry standard estimate of \$750/unit/year for an updated well-maintained building. This is not guaranteed and Buyer is responsible for deciding what the true cost should be.

2 Insurance is an estimate and we'll obtain a new quote prior to listing.

PROPERTY PROFILE

Property Details

ADDRESS	462 - 472 Waverley St
COUNTY	San Mateo
NEIGHBORHOOD	Linfield Oaks
APN/PARCEL ID	062-405-090 & 062-405-100
ZONING	R3
COUNTY USE	Multi-Family

Property Attributes

UNITS	6
GROSS BUILDING SQFT	6,842
GROSS SQFT / UNIT	1,711
LAND AREA (SQ FT)	13,200
YEAR BUILT	1952
PARKING	6 Tuck-Under Spaces
LAUNDRY FACILITIES	In-Unit
POOL	No

Property Construction

FOUNDATION	Concrete Perimeter
EXTERIOR WALLS	Stucco
ROOF	Composition Shingle
PATIO/BALCONY	Balconies + Backyards
PLUMBING - SUPPLY	Copper
ELECTRICAL PANELS	Mostly Cutler Hammer, 1 Federal Pacific
WINDOWS	Double Pane, except 476
HVAC	Wall Furnaces

Utility Meters

1 WATER METER	Landlord
3 GAS METER	Tenants
3 ELECTRIC METERS	Tenants

ADU

Accessory Dwelling Unit

Buyers can take advantage of recent favorable California statewide changes to Accessory Dwelling Unit (ADU) requirements and restrictions and immediately add tremendous value by converting existing structures, like tuck-under parking into ADU units. CA Senate Bills 1069, 13 and 330 (and other more recent updates) allow for streamlined approvals of ADU construction on Multi-Family properties of up to ¼ the number of current units on the property, rounding down. There is no need to replace the parking if the property is within ½ mile of public transportation, which this property is.

Below is a chart which outlines the City of Menlo Park guidelines for Multi-Family ADU development which is further explained on their website [HERE](#).

STANDARD	DEVELOPMENT REQUIREMENT	
Minimum Lot Area	No minimum	
Gross Floor Area (Maximum)	1,200 square feet for a detached ADU.	
Building Setbacks for Detached Units (Minimum)	Front	Consistent with requirements of underlying zoning district
	Side	4 feet
	Rear	4 feet
Height for Detached Units	For a 1-story or 2-story structure: 28 feet maximum. A basement level counts as a story.	
Required Parking Spaces	None	

This is a fantastic strategy for a new owner to immediately add value to their new property. Contact us for more information, including contacts who have done this before, contractors and architects, and city planners who can verify this info.

Disclaimer: Buyer shall be solely responsible for determining whether the Property is legally and physically appropriate for the construction of an Accessory Dwelling Unit, or any new additions or construction of any kind. Neither Seller nor its Brokers make any representation or warranties with regard to any of the above.



A FEW THINGS TO CONSIDER

when making an ADU proposal in California

ADU grants

The California ADU Grant program offers up to \$40,000 to help with pre-development and closing costs for ADU construction. Eligible expenses include site preparation, architectural designs, permits, soil tests, impact fees, property surveys, and energy reports. The program reopened in December 2023 with \$25 million in available funding.

ADU laws

New ADU laws in California in 2023 include relaxed height restrictions, allowing ADUs to be built up to 25 feet high. Assembly Bill 68 also allows homeowners and landlords to add an ADU and a Junior Accessory Dwelling Unit (JADU) to any residential lot.

ADU costs

- The cost of an ADU can range from \$300,000 to more than \$400,000, depending on how it's built and furnished.
- ADU plans
- ADU plans are available from cities and counties

ADU plans

ADU plans are available from cities and counties.

472 WAVERLEY ST. PROPERTY PHOTOS



472 WAVERLEY ST. PROPERTY PHOTOS



462 WAVERLEY ST. PROPERTY PHOTOS



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462 WAVERLEY ST. PROPERTY PHOTOS



464 WAVERLEY STREET, MENLO PARK, CA



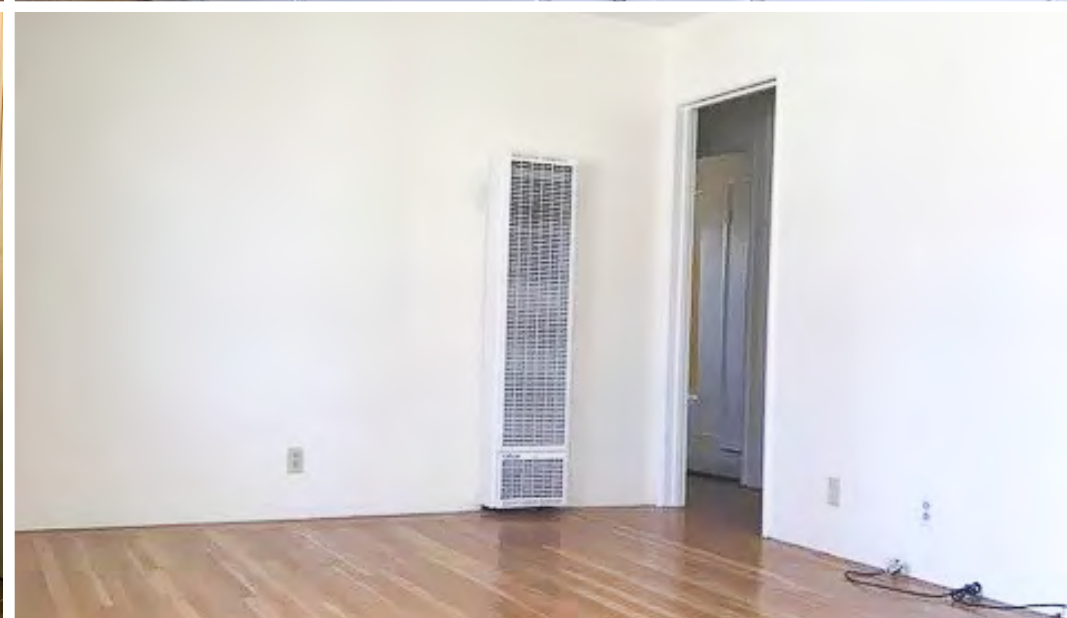
466 WAVERLEY STREET, MENLO PARK, CA



466 WAVERLEY STREET PROPERTY PHOTOS



472 WAVERLEY STREET, MENLO PARK, CA



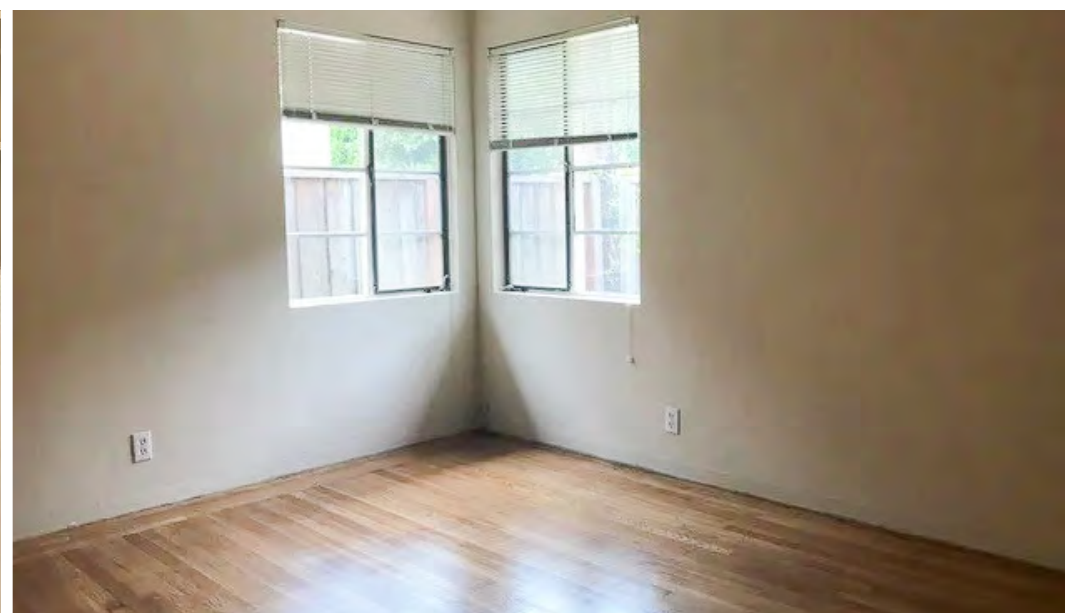
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474 WAVERLEY STREET PROPERTY PHOTOS



476 WAVERLEY STREET, MENLO PARK, CA



476 WAVERLEY STREET PROPERTY PHOTOS



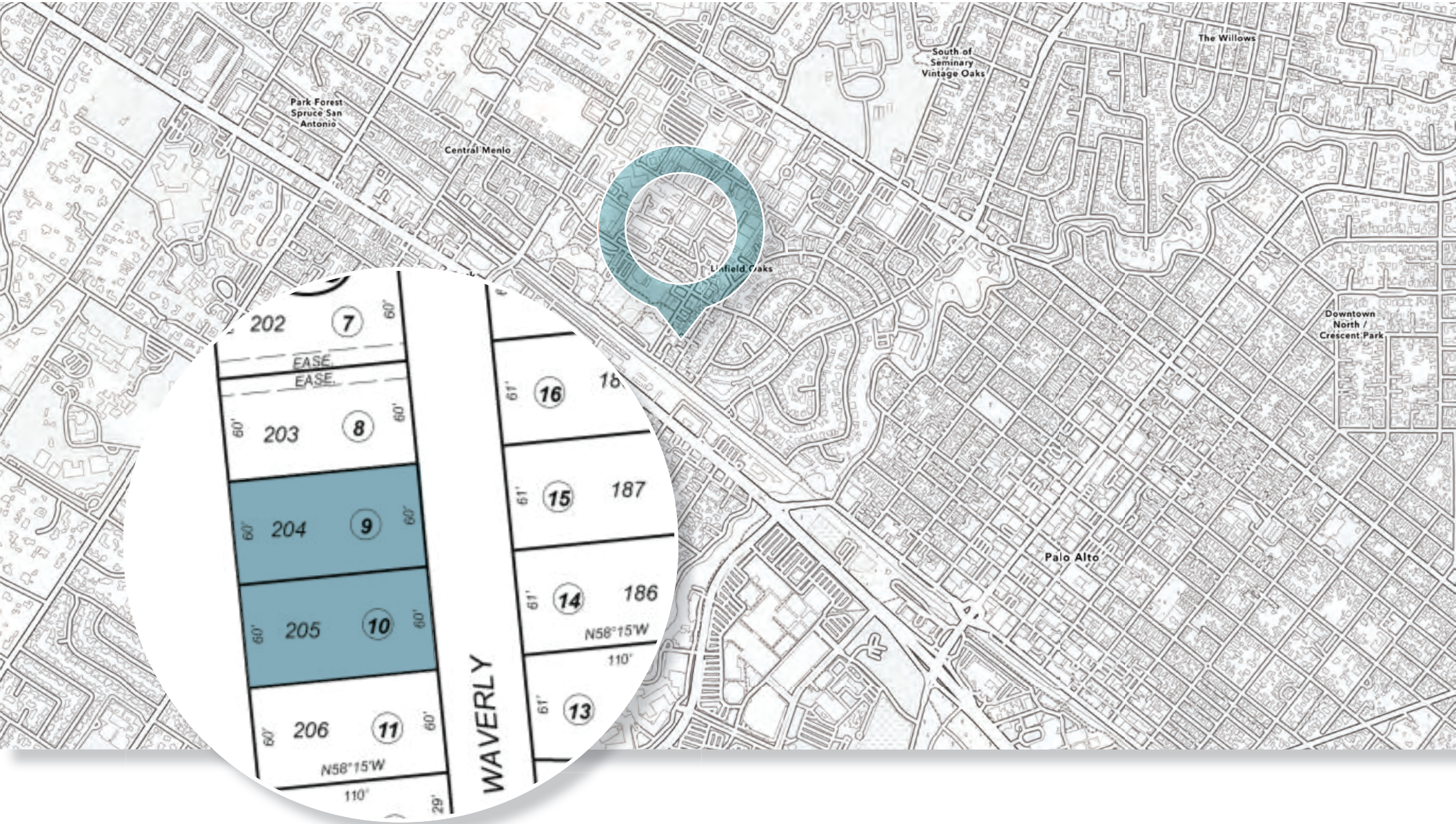
476 WAVERLEY STREET PROPERTY PHOTOS



WAVERLEY STREET PROPERTY PHOTOS



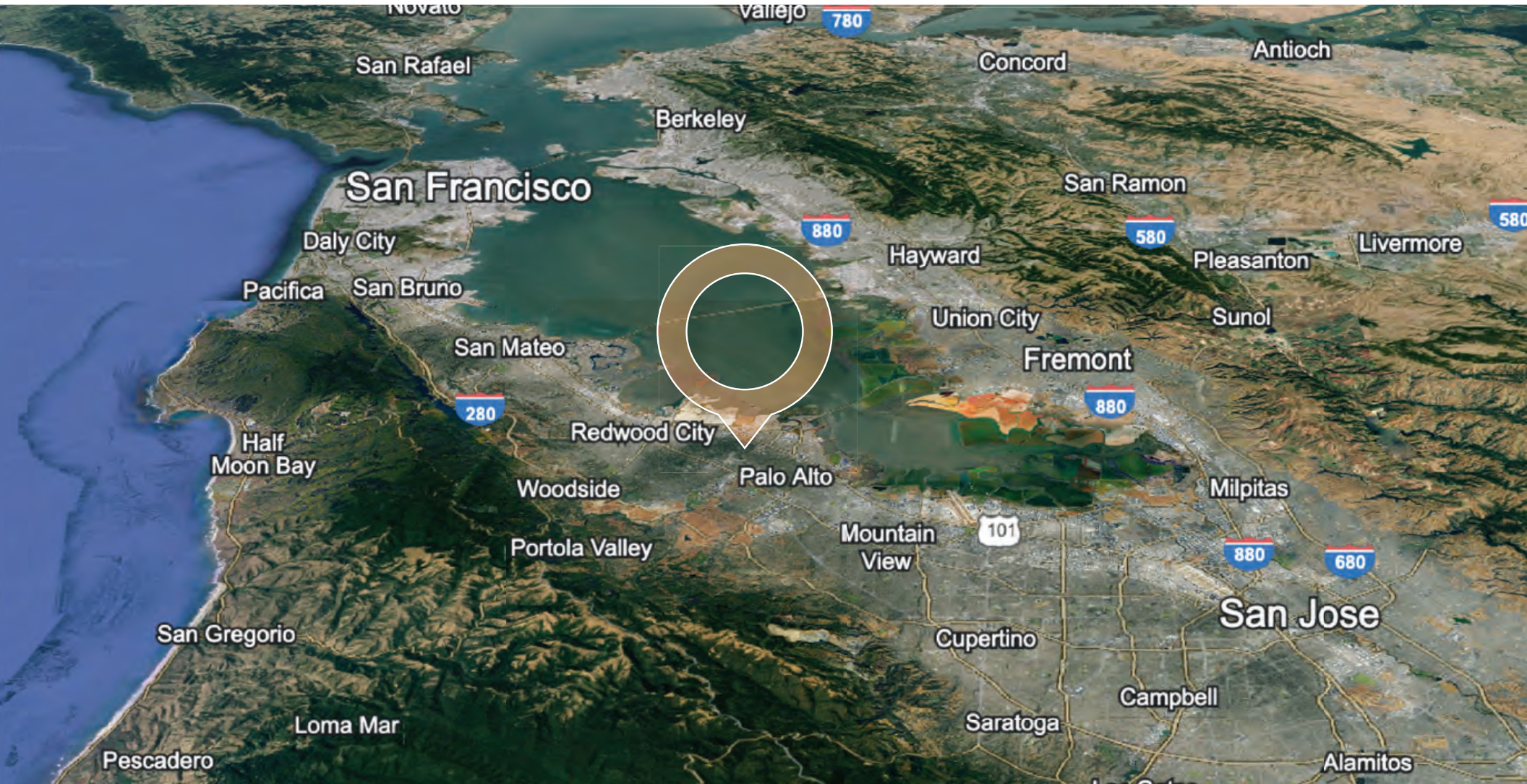
PARCEL MAP



AERIAL



AREA MAP



BAY AREA OVERVIEW

Bay Area Overview

The San Francisco Bay Area consists of nine counties with a total population nearing 7.5 million residents, making it the 5th largest metropolitan area in the United States. Of the nine counties, Santa Clara County is the most populous with nearly 2 million inhabitants. Bay Area citizens enjoy outstanding weather, world-class universities, various cultural amenities, well-paying jobs, etc. The Bay Area economy has a GDP above \$500B ranking it as one of the top economies in the world.

Bay Area Highlights

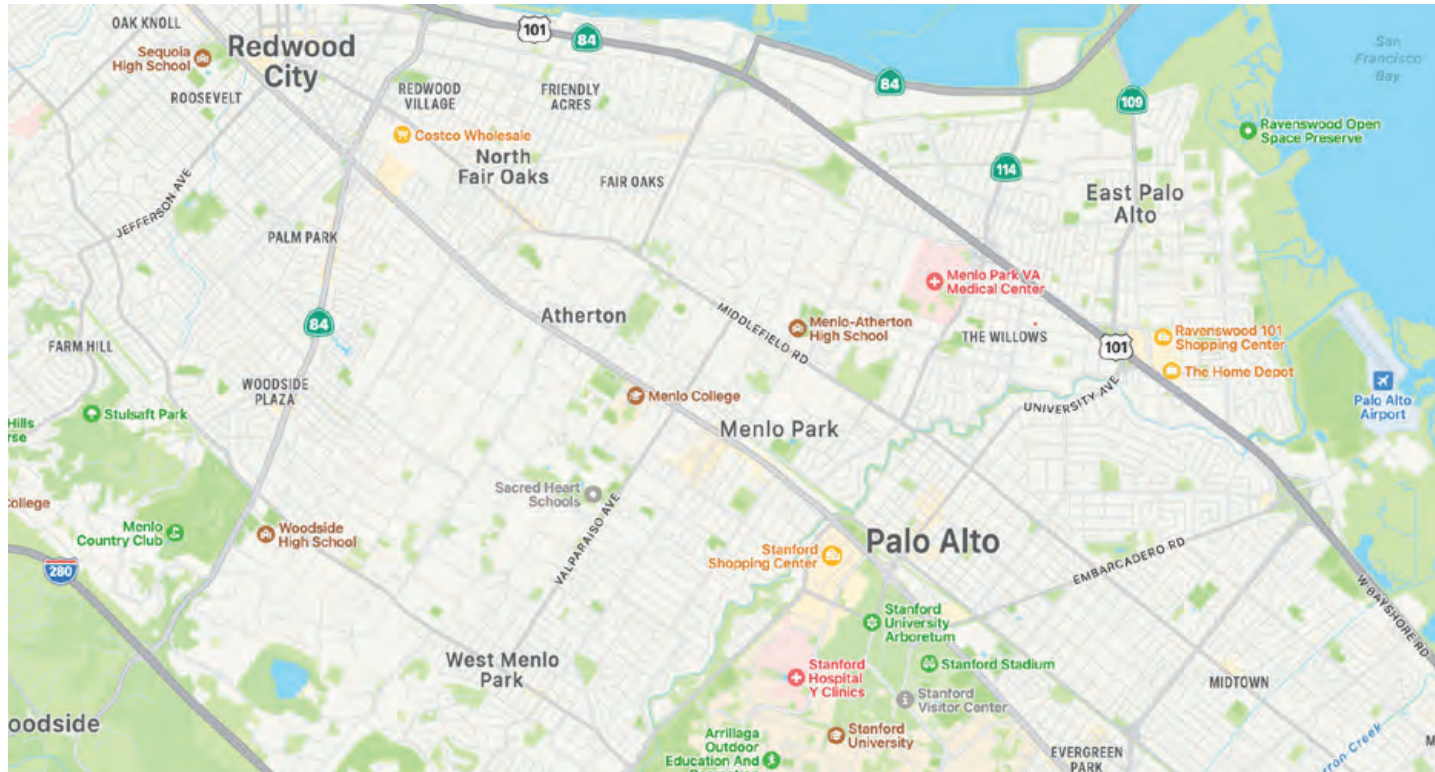
- 7.5 million residents with the highest percentage of graduate and professional degrees in the nation
- Bay Area economy was ranked 19th largest in the world
- Highest GDP per capita (\$74,815) in the United States
- Most Fortune 500 companies in the nation, excluding New York
- Highest density of venture capital firms in the world
- Home to outstanding higher education – Stanford University, University of California at Berkeley, Santa Clara University, San Jose State University



TOP LOCAL EMPLOYERS MAP



BAY AREA MAJOR COMPANIES



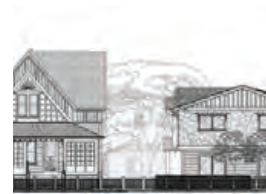
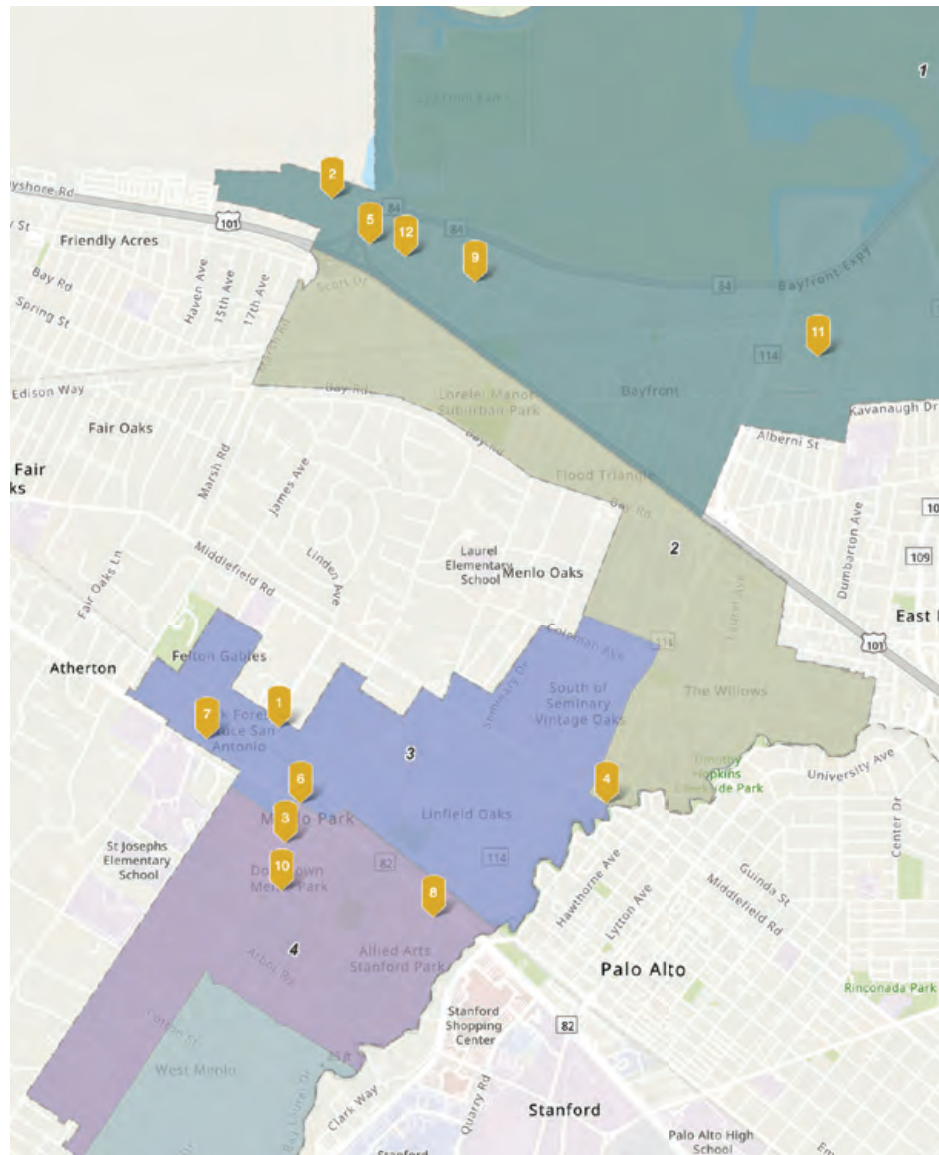
23 AND ME
 AMAZON
 ADVANCED MICRO DEVICES, INC.
 AKAMAI TECHNOLOGIES, INC.
 AMPERE COMPUTING LLC
 ANALOG DEVICES, INC.
 APPLE
 APPLIED MATERIALS
 ARCHER AVIATION, INC.
 ASCEND CLINICAL LLC
 BLOOM ENERGY
 ASTRA
 BLUE RIVER TECHNOLOGY
 CEPHEID
 CEREBRAS SYSTEMS
 COMMSCOPE TECHNOLOGIES LLC
 COUPANG GLOBAL LLC

CROWDSTRIKE
 CRUISE LLC
 DELL INC.
 FUNGIBLE
 GIGAMON, LLC
 GOOGLE
 HEARTFLOW, INC.
 INFINERA CORP.
 INTUIT
 INTUITIVE SURGICAL, INC.
 JUNIPER NETWORKS, INC.
 KPMG LLP
 LINKEDIN
 LUMINOUS COMPUTING, INC.
 META
 NATIONAL INSTRUMENT
 NOKIA INC.

NURO INC.
 NVIDIA CORP.
 PURE STORAGE, INC.
 RED HAT
 SANTA CLARA COUNTY VALLEY TRANSPORTATION
 SERVICENOW, INC.
 SHOCKWAVE MEDICAL
 SYNOPSIS
 TATA CONSULTANCY SERVICES
 TESLA, INC.
 TEXAS INSTRUMENTS
 TOYOTA
 UBER
 WALMART
 WAYMO LLC
 WESTINGHOUSE ELECTRIC CORP.
 YAHOO! INC.



NEW DEVELOPMENT PROJECTS APPROVED



1 409 Glenwood Ave.



2 3723 Haven Ave. (Hotel Moxy)



3 706-716 Santa Cruz Ave.



4 40 Middlefield Rd.



5 111 Independence Dr.



6 1162 El Camino Real



7 1550 El Camino Real



8 201 El Camino Real



9 165 Jefferson Dr. (Menlo Flats)



10 1021 Evelyn St.



11 1350-1390 Willow Rd., 925-1098 Hamilton Av...



12 123 Independence Dr. (Sobrato)

COMMUNITY DEVELOPMENT

APPROVED PROJECTS



Hotel Moxy

Menlo Park Hotel Group LLC is proposing to demolish an existing one-story non-medical office building located at 3723 Haven Avenue and construct a new seven-story, 163-room hotel, approximately 58,000 square feet in size and consisting of two stories of podium parking and five stories of hotel rooms. The ground floor would contain a lobby space and coffee shop, in addition to podium parking. The third floor would contain hotel rooms and a bar and lounge area that would also include an outdoor rooftop garden. The ground floor lobby space and coffee shop, along with the outdoor rooftop garden on the third floor, would be publicly accessible.

The project would comply with the City's below market rate housing requirement through the payment of an in-lieu fee. Additionally, one heritage tree has been approved for removal due to health and two non-heritage street trees have also been approved for removal.



Menlo Flats

Greystar plans to redevelop the site with an eight-story, mixed-use building, including 158 multi-family dwelling units, approximately 13,400 square feet of office space, an approximately 1,600 square-foot commercial space, and three levels of above grade podium parking.

The project was approved by the Planning Commission on March 28, 2022 and includes an increase in floor area ratio, density and height in exchange for paying an in-lieu community amenities fee.

The approved project includes a BMR housing agreement that requires a minimum of 15% of the units (21 units of the 138 maximum units allowed by the zoning ordinance before accounting for the 15 bonus units) be affordable. The project also includes 20 additional market-rate units (which are included in the total 158 units), per the density bonus provisions in the BMR Housing Program (Chapter 16.96.040).

The project required a fiscal impact analysis and a community amenities proposal. These documents are available under related documents.

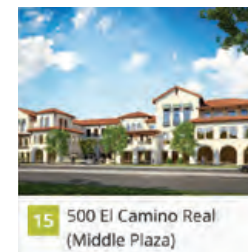
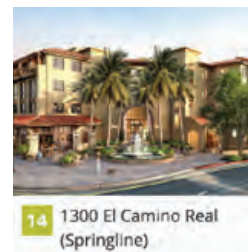
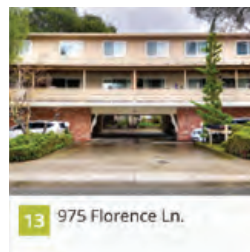
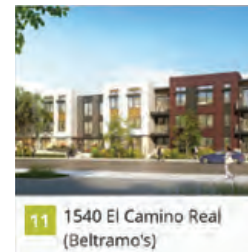
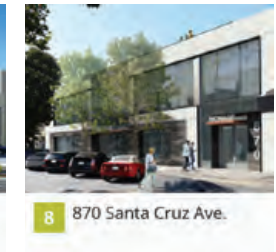
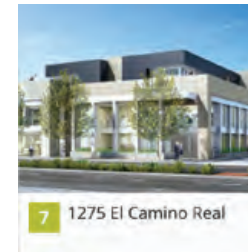
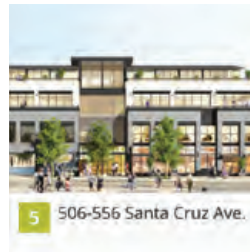
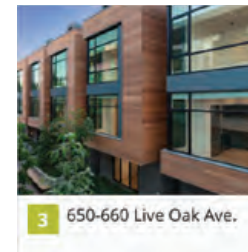
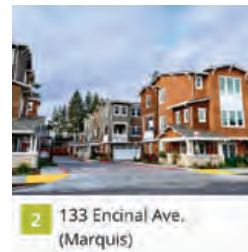


Willow Village

Signature Development Group and Peninsula Innovation Partners, on behalf of Meta Platforms, Inc. (formerly Facebook) plan to redevelop an industrial, office, warehouse, and research and development site with a mixed-use master plan. The project includes an increase in height, density, and floor area ratio under the bonus level development allowance in exchange for community amenities. The project will demolish existing on-site buildings and landscaping and construct new buildings within three sub districts:

- A town square district
- A residential/shopping district
- A campus district

NEW DEVELOPMENT PROJECTS COMPLETED



TRANSPORTATION MAP - BART & CALTRAIN



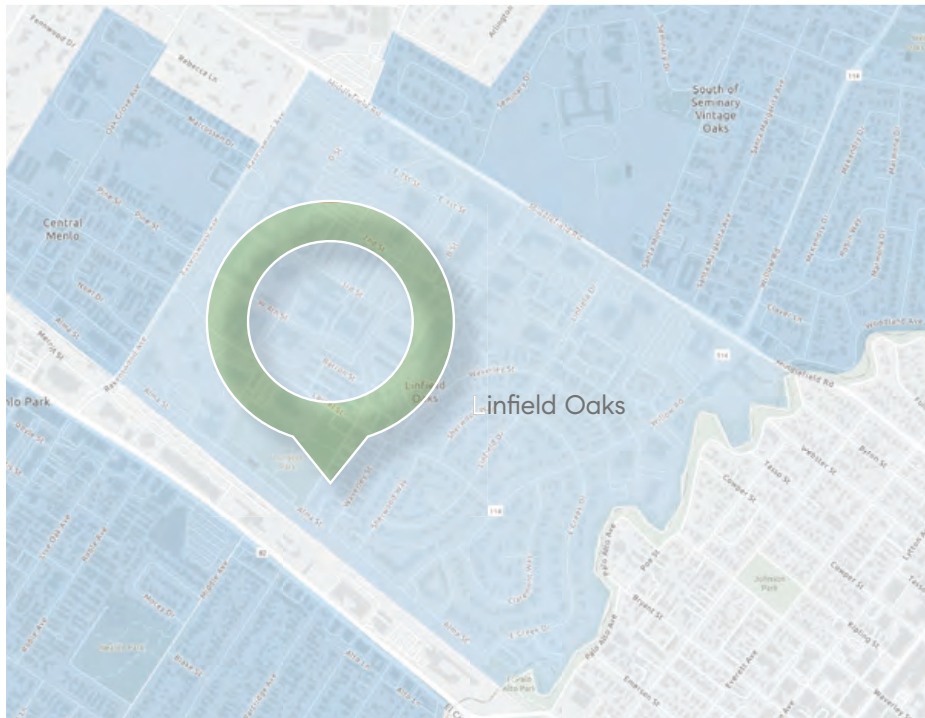
TRANSPORTATION MAP



LOCATION HIGHLIGHTS

Menlo Park is a suburb of San Jose with a population of 33,324. Menlo Park is in San Mateo County and is one of the best places to live in California. Living in Menlo Park offers residents a dense suburban feel and most residents own their homes. In Menlo Park there are a lot of coffee shops and parks. Many families and young professionals live in Menlo Park and residents tend to lean liberal. The public schools in Menlo Park are highly rated.

Linfield Oaks is a beautiful community full of charming homes, manicured lawns, and gorgeous tree cover. The neighborhood itself is almost entirely residential, but it offers direct access to a broad variety of amenities. Burgess Park offers everything from swimming to soccer facilities, and several other public parks can be reached by foot or bike in no time.



MENLO PARK BY THE NUMBERS

POPULATION: 33,324

MEDIAN AGE: 38.5

MEDIAN HOUSEHOLD INCOME: \$198,273

MEDIAN HOME VALUE: \$2,000,001

DENSE SUBURBAN

Rent vs. Own



MENLO PARK ATTRACTIONS



PALO ALTO ATTRACTIONS

"Menalto Ave is also less than a mile from the attractive amenities of Downtown Palo Alto"

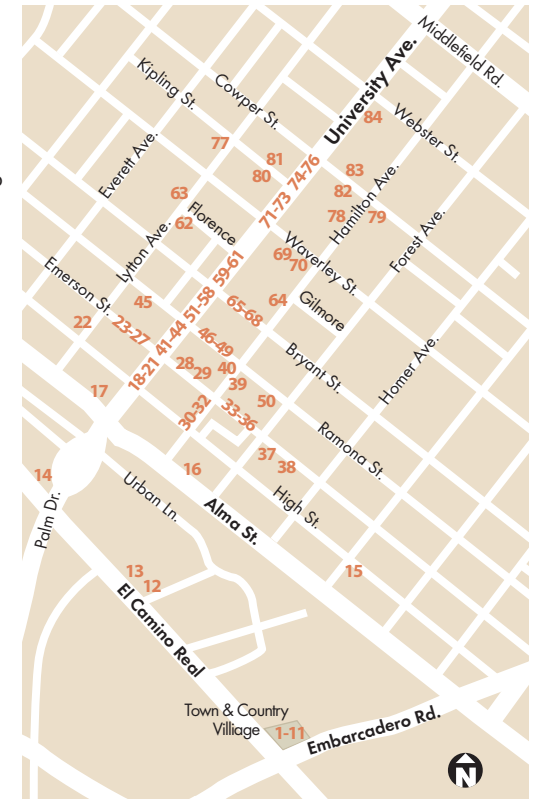


Downtown Palo Alto Restaurants

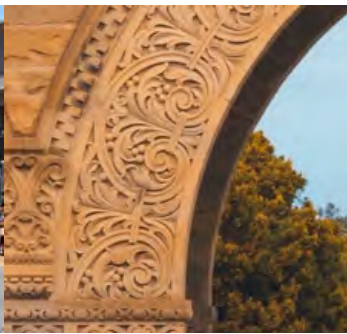
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|-----------------------------------|----------------------------------|
| 1 Scott's Seafood Grill | 39 Reposado |
| 2 Asian Box | 40 Osteria |
| 3 LuLu's Town & Country | 41 Steam |
| 4 Howie's Artisan Pizza | 42 Cafe 220 |
| 5 Kirk's Steakburgers | 43 Pizza My Heart |
| 6 Korean BBQ | 44 The Workshop |
| 7 Douce France | 45 Oren's Hummus Shop |
| 8 Mayfield Bakery & Cafe | 46 University Cafe |
| 9 Calafia Cafe | 47 Mandarin Gourmet |
| 10 Village Cheese House | 48 Nola |
| 11 Sushi House | 49 Coupa Cafe |
| 12 Restaurant Soleil | 50 Old Pro Sports Grill |
| 13 Poolside Grill | 51 Bistro Maxine |
| 14 MacArthur Park | 52 Coconut |
| 15 St. Michael's Alley | 53 Curry Up Now |
| 16 Pampas 529 Alma St. | 54 Madame Tam |
| 17 Rudy's Pub | 55 Slider Bar Cafe |
| 18 Amber Dhara | 56 Figo |
| 19 Loving Hut | 57 La Strada Ristorante Italiano |
| 20 Sprout Cafe | 58 Siam Royal |
| 21 Campo Pizzeria | 59 Joya Restaurant & Lounge |
| 22 Darbar Indian Cuisine | 60 Crepevine |
| 23 Evvia | 61 The Cheesecake Factory |
| 24 Patxi's Chicago Pizza | 62 Paris Baguette |
| 25 Jing Jing | 63 Kanpai Sushi |
| 26 Rangoon Ruby | 64 Janta Indian Cuisine |
| 27 China Delight | 65 Three Seasons Restaurant |
| 28 Thaiphoon | 66 Vero Ristorante |
| 29 The Rose & Crown | 67 Bon Vivant |
| 30 Palo Alto Creamery Fountain | 68 RoastShop |
| 31 Spot A Pizza | 69 Mango Caribbean Restaurant |
| 32 LYFE Kitchen | 70 Siam Orchid Thai |
| 33 Tacolicious | 71 Cafe Epi |
| 34 Gordon Biersch Brewing Company | 72 Cafe Venetia |
| 35 Buca di Beppo | 73 Krung Siam Thai Cuisine |
| 36 Empire Tap Room | 74 Thyme to Eat |
| 37 La Morenita | |
| 38 St. Michael's Alley Annex | |

California Avenue Restaurants

- | | |
|----------------------------|-----------------------------|
| 1 Caffe Riace | 20 Mediterranean Wraps |
| 2 Jade Palace | 21 Cafe Brioche |
| 3 Peking Duck | 22 Pastis |
| 4 Palo Alto Pizza Co. | 23 Terrone |
| 5 Baume | 24 Uzumaki |
| 6 Anatolian Kitchen | 25 La Bodeguita del Medio |
| 7 Birch Street | 26 3 G's Cafe |
| 8 Homma's Brown Rice Sushi | 27 Sundance The Steakhouse |
| 9 Cafe Pro Bono | 28 Cardinal Sushi |
| 10 Printer's Inc Cafe | 29 Fresh Taste |
| 11 Antonio's Nut House | 30 R & B Seafood Restaurant |
| 12 Tandoori Oven | 31 Freebirds World Burrito |
| 13 The Counter | 32 Cheese Steak Shop |
| 14 Palo Alto Baking Co. | 33 Olive Garden |
| 15 Joanie's Cafe | 34 Chipotle Mexican Grill |
| 16 Szechwan Cafe | |
| 17 Palo Alto Sol | |
| 18 Spalti Ristorante | |
| 19 Lotus Thai Bistro | |



- | | |
|--------------------|-------------------------------|
| 75 Pluto's | 81 Tai Pan |
| 76 Gyros Gyros | 82 Il Fornaio Cucina Italiana |
| 77 Bangkok Cuisine | 83 California Pizza Kitchen |
| 78 Zibibbo | 84 Tamarine Restaurant |
| 79 Vino Locale | |
| 80 Prolific Oven | |



SALES COMPARABLES - MENLO PARK



1 352 Waverley St

PRICE	\$3,450,000
UNITS	4
SQ FT	4,156
YEAR BUILT	1,955
LOT SQFT	8,538
\$/UNIT	\$862,500
\$/SQ FT	\$830
DOM	13
COE	9/17/2024
UNIT MIX	(4) 2x1



2 670 Cambridge Avenue

PRICE	\$2,400,000
UNITS	2
SQ FT	1,909
YEAR BUILT	1,955
LOT SQFT	7,320
\$/UNIT	\$1,200,000
\$/SQ FT	\$1,257
DOM	12/30/1899
COE	4/25/2024
UNIT MIX	2x1, 1x1



3 319 - 321 Waverley St

PRICE	\$2,500,000
UNITS	2
SQ FT	2,740
YEAR BUILT	1,953
LOT SQFT	8,946
\$/UNIT	\$1,250,000
\$/SQ FT	\$912
DOM	14
COE	In Contract
UNIT MIX	(2) 2x1



4 260 Linfield Drive

PRICE	\$2,780,000
UNITS	3
SQ FT	3,542
YEAR BUILT	1,955
LOT SQFT	8,165
\$/UNIT	\$926,667
\$/SQ FT	\$785
DOM	N/A
COE	Listed
UNIT MIX	(1) 1x1, (2) 2x1

Comments

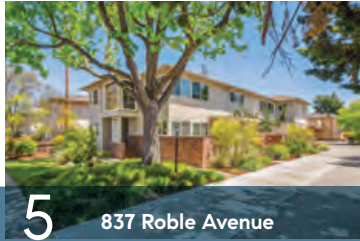
Sold by Bryan Danforth and Matt Thomson. All-cash, contingent-free offer. Updated units, furnished rentals, minimal deferred maintenance.

Sold by Bryan Danforth and Matt Thomson. This is the most recent duplex to sell in Menlo Park. It is two small houses connected by a garage on a large lot in the Allied Arts Neighborhood. Interiors could use some updating, but it is in good overall condition. Sold pre-market to a developer \$125k over asking.

In Contract, listed by Matt Thomson and Bryan Danforth. Linfield Oaks neighborhood. Property is listed vacant. Units are clean but could use some updated kitchens / bathrooms.

Just listed by Bryan Danforth. Very similar building to either 462 or 472. Same unit mix, size and unit layout. Updated units within the past 20 years or so. Higher rents. Just around the corner 1/2 block off of Waverley.

SALES COMPARABLES - MENLO PARK



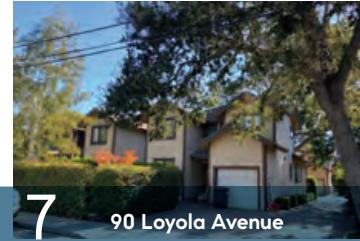
5 837 Roble Avenue

PRICE	\$3,400,000
UNITS	4
SQ FT	4,248
YEAR BUILT	1,954
LOT SQFT	7,866
\$/UNIT	\$850,000
\$/SQ FT	\$800
DOM	7
COE	5/24/2024
UNIT MIX	(1) 2x2, (3) 2x1



6 751 Roble Avenue

PRICE	\$3,300,000
UNITS	4
SQ FT	4,372
YEAR BUILT	1,956
LOT SQFT	7,590
\$/UNIT	\$825,000
\$/SQ FT	\$755
DOM	138
COE	6/7/2024
UNIT MIX	(1) 2x2, (3) 2x1



7 90 Loyola Avenue

PRICE	\$5,008,000
UNITS	4
SQ FT	8,236
YEAR BUILT	1,999
LOT SQFT	18,600
\$/UNIT	\$1,252,000
\$/SQ FT	\$608
DOM	62
COE	1/16/2024
UNIT MIX	(4) 3x2.5

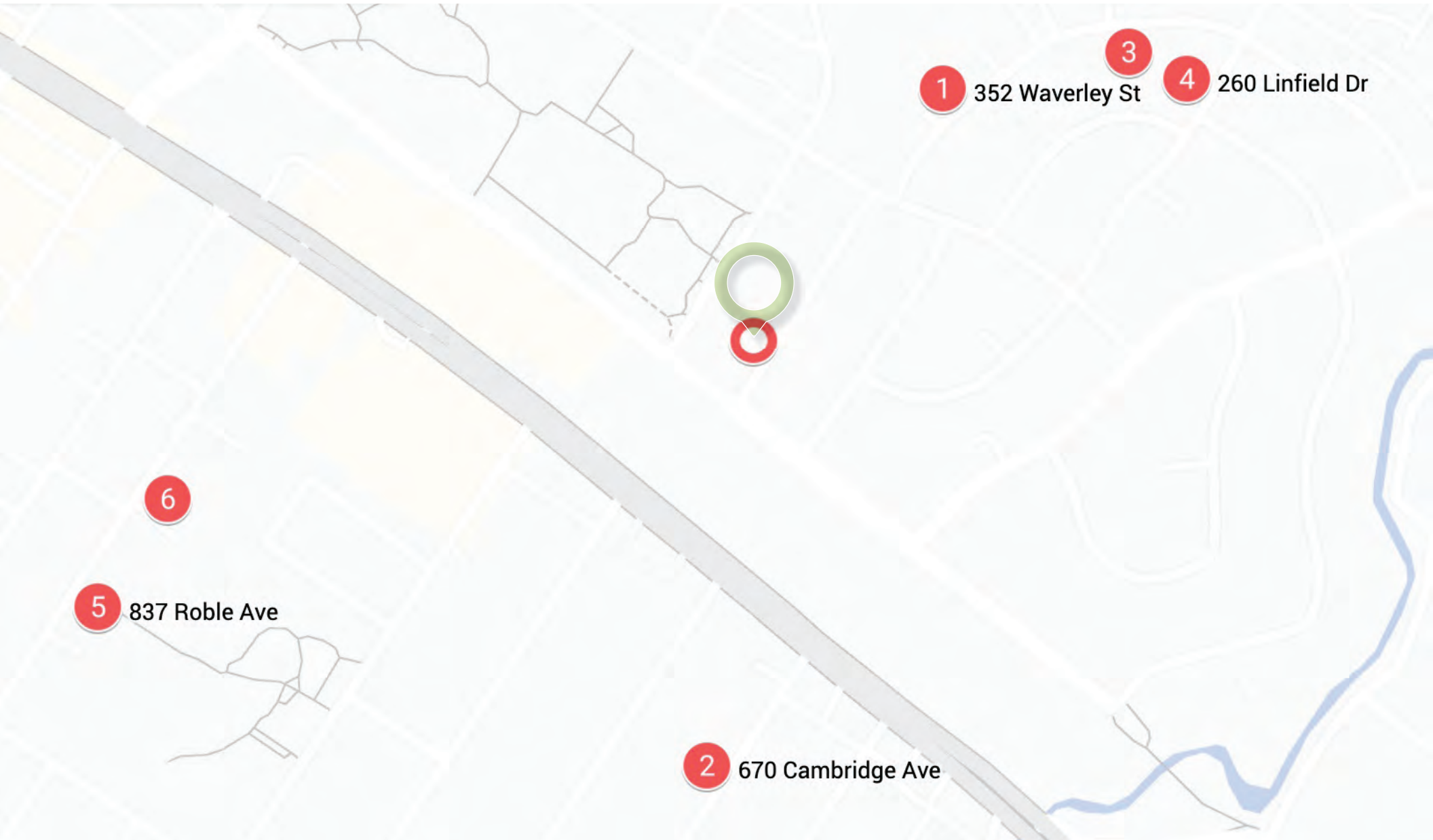
Comments

Downtown location and updated units getting good rents.

Good downtown location, but similar asset quality with dated interiors. Smaller lot.

Significantly inferior location. This is actually 2 duplexes, sold from the same seller to the same buyer. Good condition and large lots.

SALES COMPARABLES MAP - MENLO PARK





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