

FOR SALE

1883-
1885
SOLANO
AVENUE

Berkeley, CA 94707



Exclusively Listed by

Steve Banker

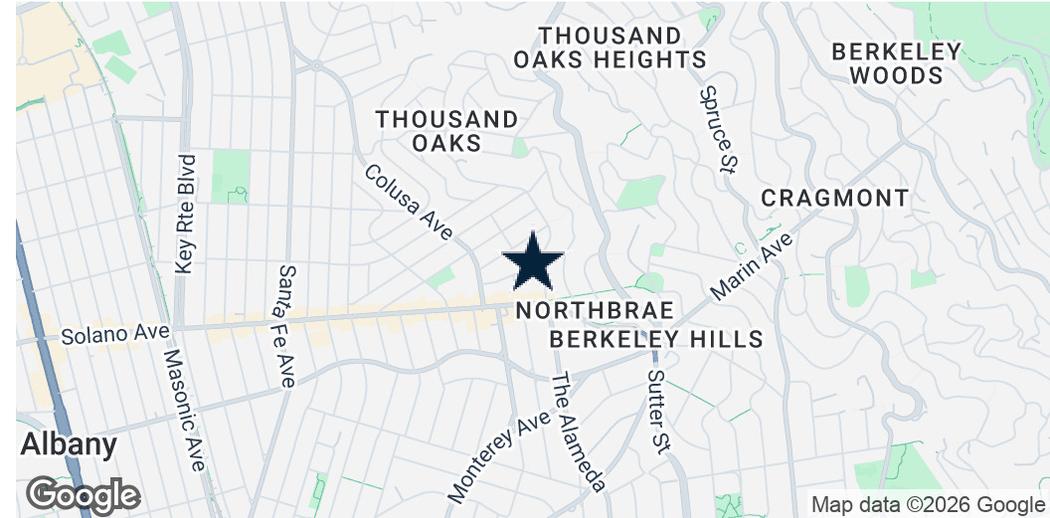
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OFFERING SUMMARY

Sale Price:	\$1,650,000
Building Size:	3,637 SF
Price / SF:	\$453.67
Cap Rate:	5.41%
NOI:	\$89,288

PROPERTY OVERVIEW

Fully leased two tenant retail building in a prime Solano Avenue location. One unit is leased to Noah's Bagels Corporate, the other unit is leased to a local nail salon. There is a rear trash/storage area, and additional production/storage structure for Noah's.

PROPERTY HIGHLIGHTS

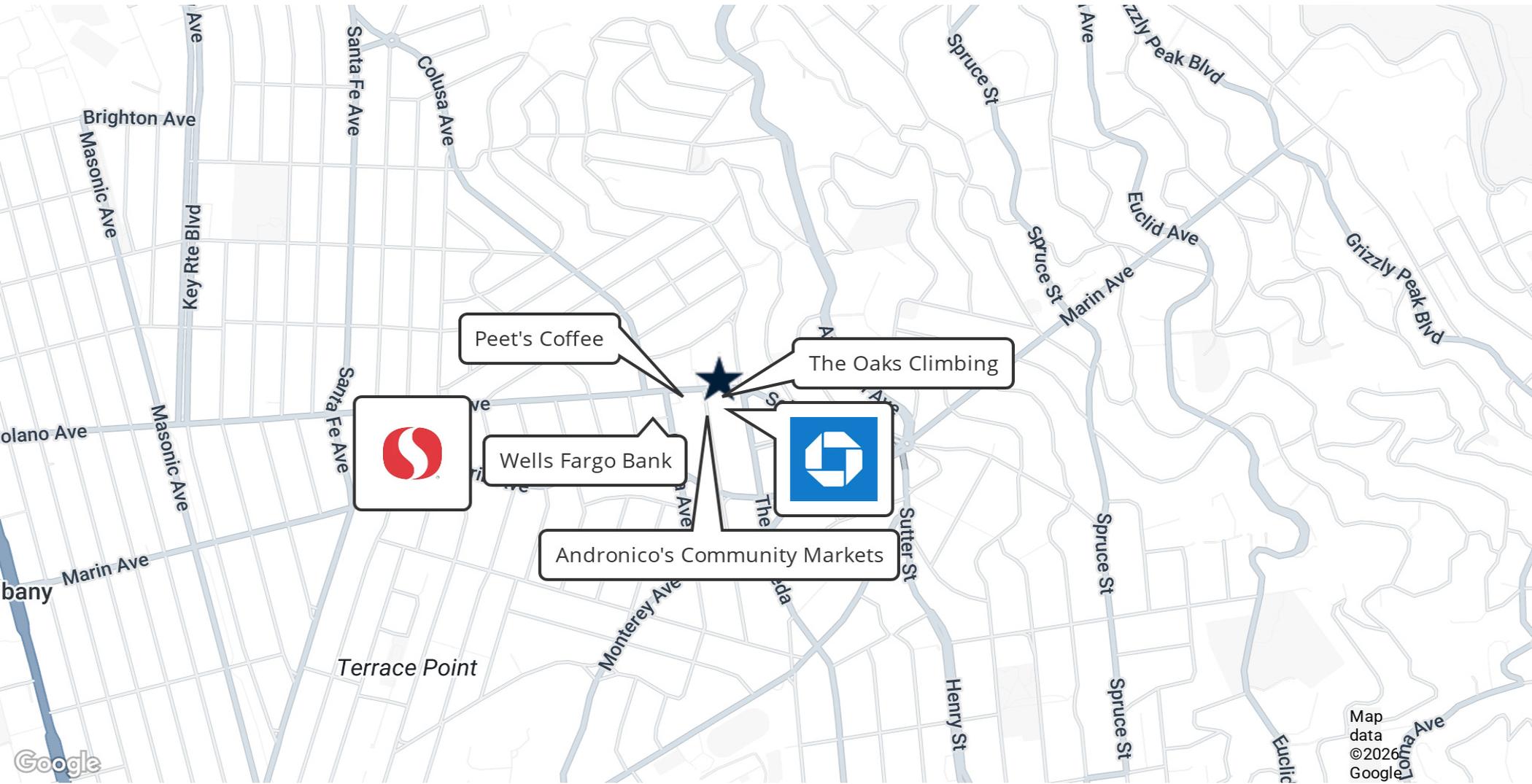
- Fully leased two tenant retail building including one national food operator
- Prime High-traffic location located right new to the newly renovated Oaks Climbing gym (touchstone)
- Long term stable leases
- Back storage area with additional production/storage structure
- HVAC



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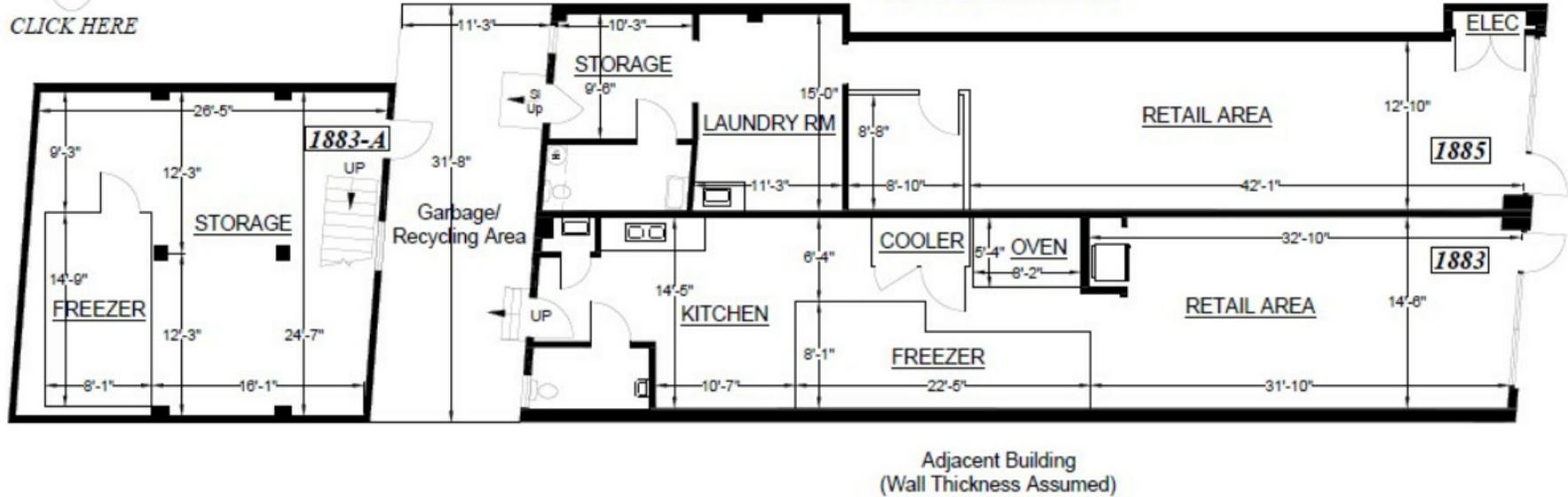
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Rent Roll

Address	Tenant	Size	Base Rent	Lease Type	CAM	Lease Expiration	Increase	Options
1883 Solano Avenue	Noah's Corp	2,535 RSF	\$6,296.00	NNN (51.3% proportionate share of building)	2,375.82	3/31/2030		One 5-year option to extend at \$6,920.00 per month
1885 Solano Avenue	Kay Nail Salon Inc.	1,101 RSF	\$3,400.00	IG (tenant pays utilities, no pass-through for CAM, property tax or insurance)	N/A	7/21/30	3% annual	One 3-year option to extend at FMV
Monthly Totals			\$9,696.00		\$2,375.82			

Financial Analysis

Total Base Rent: \$116,352.00

Total NNN reimbursement: \$28,510

Gross Income: \$144,862.00

Expenses:

Business License Tax: \$1,258.00

Insurance: \$8,700.00

Management: \$9,836.00 (6%)

Property Taxes: \$29,780.83 (based on \$1,650,000.00 purchase price)

Maintenance/Repairs: \$4,000.00

Reserves: \$2,000.00

Total Expenses: \$55,574.00

Net Income: \$89,288.00

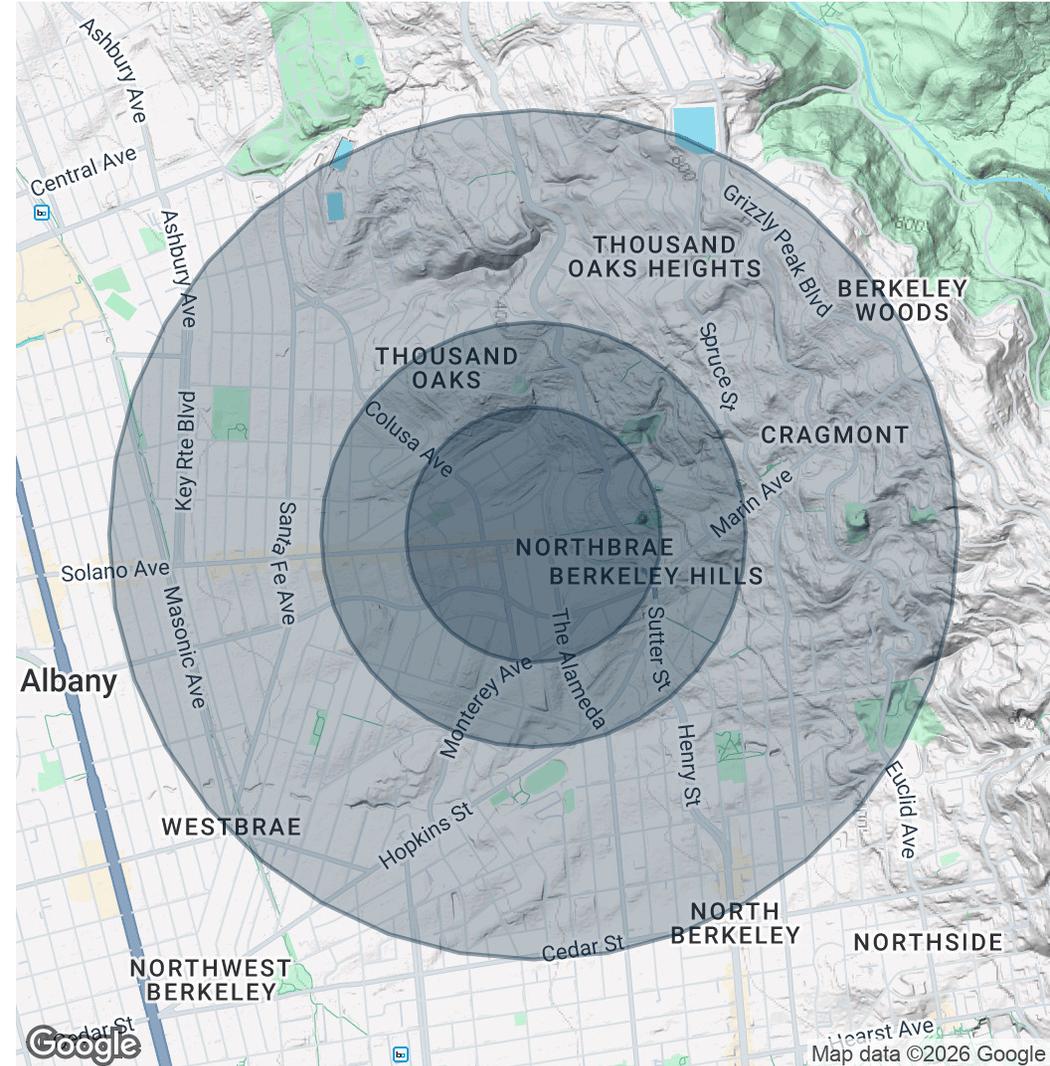
\$1,650,000.00 purchase price: 5.41% cap rate

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,128	6,039	28,278
Average Age	50	49	47
Average Age (Male)	50	48	45
Average Age (Female)	51	50	48

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	459	2,449	11,535
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$263,841	\$258,170	\$248,082
Average House Value	\$1,781,054	\$1,744,600	\$1,604,487

Demographics data derived from AlphaMap



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