



OFFERING MEMORANDUM

211 Semicircular Road, Menlo Park, Ca 94025

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COMPASS COMMERCIAL

THOMSON • DANFORTH

INVESTMENT SALES & ADVISORY GROUP

INVESTMENT HIGHLIGHTS

211 Semicircular Road offers an incredible opportunity for an investor to acquire an apartment building with rare 1990 construction in the North Fair Oaks Neighborhood of Menlo Park. The property stands out as the nicest and newest in the neighborhood and directly across the street are newer townhomes adding to the positive growth of the immediate area. The building is strategically positioned between San Francisco & San Jose, ideally located in the heart of Silicon Valley, and minutes from major employers like Meta, Stanford and top tech campuses.

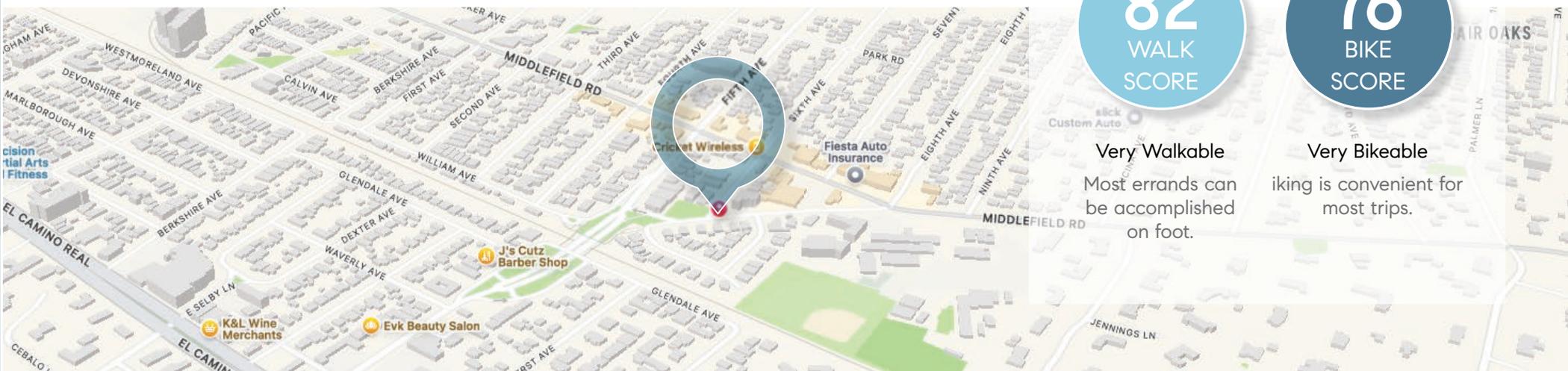
RARE 1990 CONSTRUCTION 10-UNIT APARTMENT BUILDING - FIRST TIME ON THE MARKET IN OVER 30 YEARS!

- Excellent Unit Mix: (4) 2+1s and (6) 1+1s
- Huge, oversized units with attractive floorplans: Two-Bedroom units are over 1,000 SF / One-Bedroom units are over 800 SF
- Outstanding in-place rents: Day One 5.62% Cap Rate
- Most units fully renovated
- Electrical System is all circuit breakers
- All copper plumbing
- Dual Pane Windows throughout
- Fully sprinklered building
- Large private balconies for most units
- Garage & carport parking
- Laundry Facility on-site provides supplemental income
- Large closet and extra storage for tenants
- Extra room that could be office for Landlord and large storage room
- Easy access to 84,101, 280

LOCATION HIGHLIGHTS

211 Semicircular is well located in the Silicon Valley, in the North Fair Oaks neighborhood of Menlo Park.

- Strategically located between San Francisco and San Jose, Menlo Park continues to be one of the most dynamic and attractive cities on the south Peninsula
- Surrounded by major Tech Hubs, this location is ideally located near Silicon Valley's major employers, including Facebook (Meta), Google, and Stanford University
- North Fair Oaks is a diverse unincorporated neighborhood of San Mateo County, surrounded by Redwood City and Atherton. It is known for its community events, local markets, and cultural diversity
- "Very Walkable" and "Very Bikeable" (Walk and Bike Scores of 82 and 76)
- Less than 1 mile to Costco, Target, and other major shopping centers
- Ideally located in close proximity to local schools, parks and other public amenities
- Less than 100 yards to Garfield Elementary / Middle School, just across the street
- Within 1 mile of Holbrook-Palmer Park, a lovely 22-acre garden setting including a ball field, tennis courts, playground, gardens and walking paths
- Within 2 miles of Flood Park, a 21-acre retreat featuring a new playground, basketball courts, bicycle pump track, picnic shelter, tennis courts, and volleyball court
- Less than 1 mile to the North Fair Oaks Public Library
- Within an 8 minute drive of both Downtown Menlo Park and Downtown Redwood City, offering a variety of boutique shops, restaurants, and entertainment options



82
WALK
SCORE

Very Walkable
Most errands can
be accomplished
on foot.

76
BIKE
SCORE

Very Bikeable
Biking is convenient for
most trips.

FINANCIAL SUMMARY

OFFERING DETAILS	
Address	211 Semicircular Road, Menlo Park
Price	\$3,850,000
Units	10
Price/Unit	\$385,000
Rentable Square Feet	14,630
Price/Sq Ft	\$263.16
Year Built	1990
Lot Size (SF))	12,041
Current Cap Rate	5.62%
Market Cap Rate	6.30%
Current GRM	11.32
Market GRM	10.48

Square footages based on San Mateo County records and to be confirmed by Buyer.

OPERATIONS STATEMENT	CURRENT	MARKET
Scheduled Gross Rent	\$340,200	\$367,200
Vacancy	(\$10,206)	(\$11,016)
Effective Gross Rent	\$329,994	\$356,184
Laundry Income	\$1,800	\$1,800
Total Income	\$331,794	\$357,984
Operating Expenses	\$36,500	\$36,500
Non-Operating Expenses	\$78,923	\$78,923
Total Expenses	\$115,423	\$115,423
Net Operating Income	\$216,371	\$242,561

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.

RENT ROLL SUMMARY

	TYPE	SQ FT	CURRENT RENT	MARKET RENT	LAST RENT INCREASE
1	Two Bedroom / One Bath	1033	\$3,450	\$3,600	Sep-24
2	One Bedroom / One Bath	807	\$2,700	\$2,800	Sep-24
3	Two Bedroom / One Bath	1033	\$3,400	\$3,600	Oct-25
4	One Bedroom / One Bath	807	\$2,375	\$2,800	Sep-24
5	One Bedroom / One Bath	807	\$2,675	\$2,800	
*6	Two Bedroom / One Bath	1033	\$3,600	\$3,600	Vacant
7	One Bedroom / One Bath	807	\$2,500	\$2,800	Sep-24
8	Two Bedroom / One Bath	1033	\$3,200	\$3,600	
9	One Bedroom / One Bath	807	\$2,300	\$2,800	
**10	One Bedroom / One Bath	600	\$2,150	\$2,200	Sep-24
Total			\$28,350	\$30,600	

Notes:

Market Rent and unit sizes are estimates and must be verified by Buyer to their satisfaction.

*Vacant (Intentionally for showings)

**Non-conforming, rent-producing unit

Unit square footages measured using CubiCasa

OPERATIONS STATEMENT

OPERATIONS STATEMENT	CURRENT	MARKET
Scheduled Gross Rent	\$340,200	\$367,200
Vacancy Factor 3%	(\$10,206)	(\$11,016)
Effective Gross Rent	\$329,994	\$356,184
Laundry Income (Owner Estimate of \$150 / month)	\$1,800	\$1,800
TOTAL INCOME	\$331,794	\$357,984
Repairs & Maintenance (\$750/unit)*	\$7,500	\$7,500
PG&E (2025 Actual)	\$5,672	\$5,672
Water (2025 Actual)	\$13,511	\$13,511
BFI - Trash (2025 Actual)	\$6,211	\$6,211
Landscaping (Estimate)*	\$1,800	\$1,800
Pest Control (Actual 2025)	\$1,506	\$1,506
Alarm & Sprinkler Service (2025)	\$300	\$300
OPERATING EXPENSES	\$36,500	\$36,500
Real Estate Taxes (1.09410%)	\$42,123	\$42,123
Special Assessments	\$17,040	\$17,040
Insurance (Actual 2025)	\$19,760	\$19,760
NON-OPERATING EXPENSES	\$78,923	\$78,923
TOTAL EXPENSES	\$115,423	\$115,423
% Scheduled Gross Rent	33.93%	31.43%
Expenses/Unit	\$19,237	\$19,237
Expenses/Sq Ft	\$7.89	\$7.89
NET OPERATING INCOME	\$216,371	\$242,561

* Industry Standard Estimates.

Property Taxes, Special Assessments, and insurance are for a new owner based on size and listing price.

PROPERTY PROFILE

PROPERTY DETAILS

Address	1211 Semicircular Rd, Menlo Park, CA
County	San Mateo
Apn/Parcel Id	060-092-210
Use	Multi-Family
Neighborhood	Fair Oaks

PROPERTY ATTRIBUTES

Patio/Balcony	Yes Most Units
Laundry Facilities	Yes
Parking	Garage & Carport

UTILITY METERS

1 Water Meter
1 Gas Meters (Hot Water Only)
10 Electric Meters

PROPERTY CONSTRUCTION

Units	10
Gross Building Area	14,630
Land Area (SqFt)	12,041
Year Built	1990
Foundation	Concrete Slab
Exterior Walls	Wood Siding & Stucco
Roofs	Pitched Composition Shingle
Windows	Dual Pane
Plumbing	Copper
Electrical Panels	Circuit Breaker System







INTERIOR PHOTOS



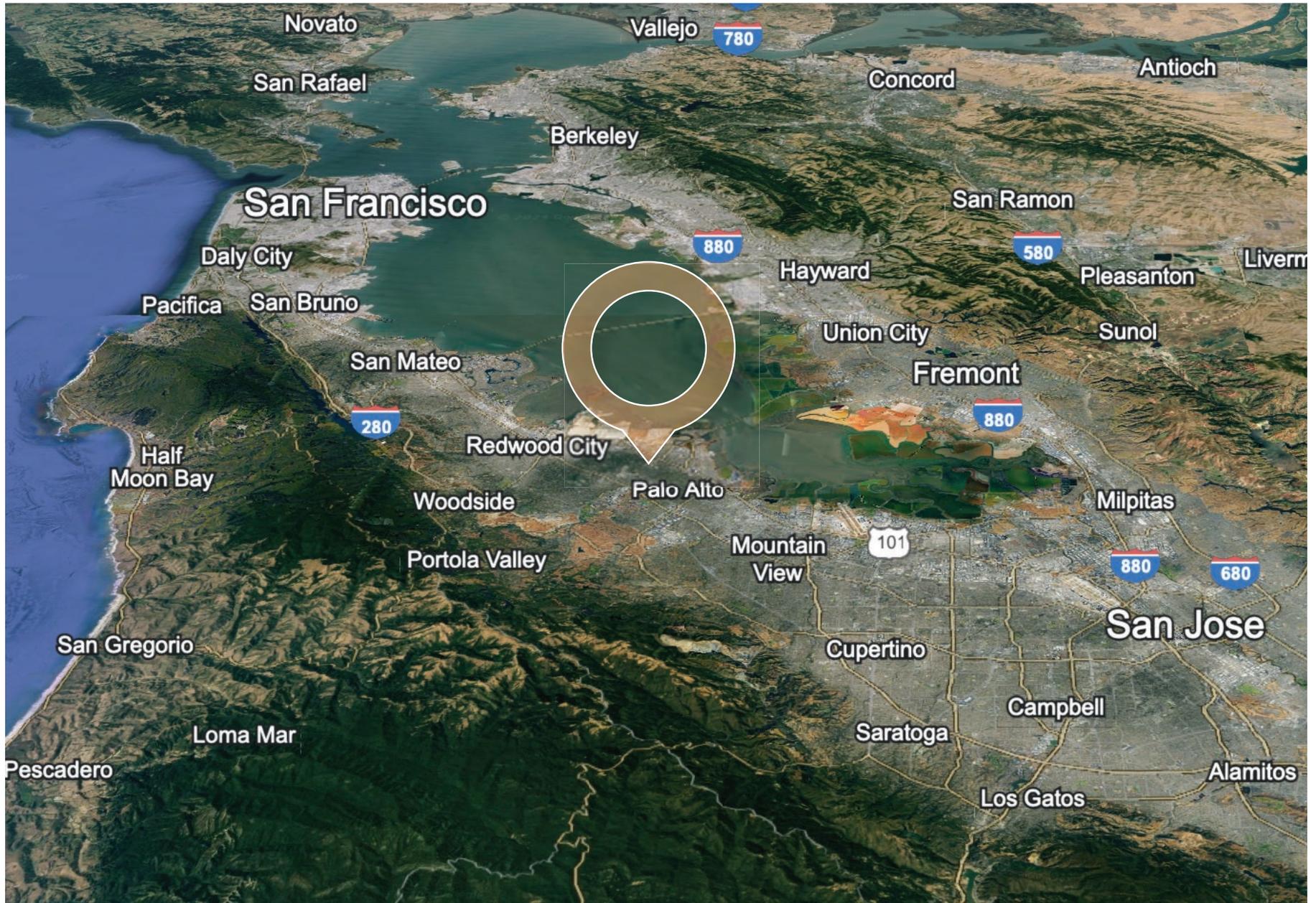
INTERIOR PHOTOS



AERIAL



AREA MAP



SAN FRANCISCO BAY AREA OVERVIEW

The San Francisco Bay Area is one of the most dynamic and economically vibrant regions in the world, making it a premier location for real estate investment. Home to over 7.5 million residents across nine counties, the Bay Area is the fifth-largest metropolitan area in the United States. Its GDP exceeds \$500 billion, ranking it among the top global economies, driven by a diverse mix of industries including technology, biotechnology, finance, and education.

ROBUST ECONOMY

Largest Metro Area In
The U.s. In Terms Of
Real GDP

#3

Largest Metro Area In The
U.s. With A Population Of
Over 8.8. Million

#5

Largest Economic Market In
The World With An Annual
Gdp Of Over \$880 Billion

#19

REMARKABLE ATTRIBUTES

BAY AREA SHARE OF U.S.
VENTURE CAPITAL (Q2 2024)

23%

HIGHEST CONCENTRATION OF
HIGH-TECH WORKERS IN THE U.S.

286:1,000

OF ALL REGISTERED U.S. PATENTS

12.8%

HIGHEST CONCENTRATION
OF MILLIONAIRES

8.1%

HIGHEST AVERAGE TECH
SALARIES IN THE U.S.

\$185K

OF SILICON VALLEY RESIDENTS WITH COLLEGE EDUCATION

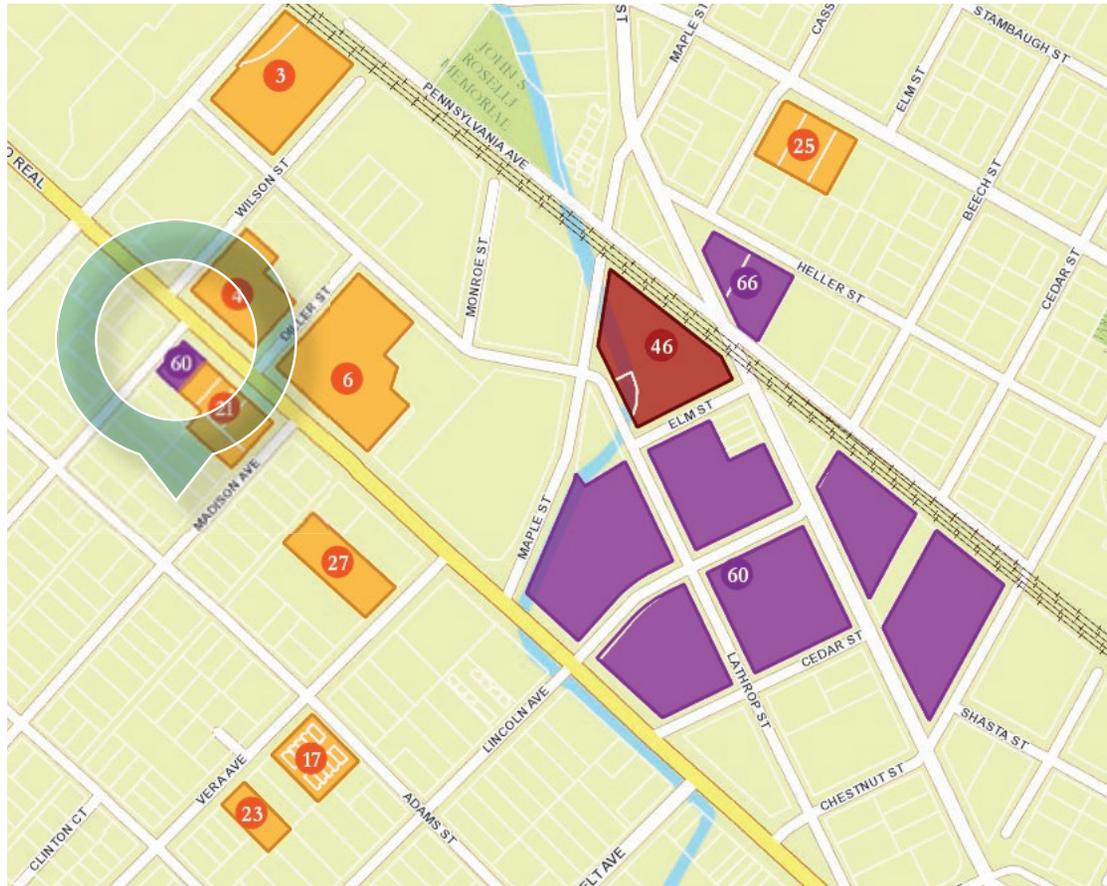
75.6%

TOP LOCAL EMPLOYERS MAP

- | | |
|------------------------------|-----------------------------|
| 23 AND ME | INTUIT |
| ALKAHEST | INTUITIVE SURGICAL, INC. |
| AMAZON | IOVANCE BIOTHERAPEUTICS |
| ADVANCED MICRO DEVICES, INC. | JUNIPER NETWORKS, INC. |
| AKAMAI TECHNOLOGIES, INC. | KPMG LLP |
| AMPERE COMPUTING LLC | LINKEDIN |
| ANALOG DEVICES, INC. | LUMINOUS COMPUTING, INC. |
| APPLE | LYFT |
| APPLIED MATERIALS | MARK LOGIC |
| ARCHER AVIATION, INC. | META |
| ASCEND CLINICAL LLC | NATERA |
| BLOOM ENERGY | NATIONAL INSTRUMENT |
| ASTRA | NIKON |
| BLUE RIVER TECHNOLOGY | NOKIA INC. |
| BOX | NURO INC. |
| CEPHEID | NVIDIA CORP. |
| CEREBRAS SYSTEMS | ORACLE |
| COMMSCOPE TECHNOLOGIES LLC | PURE STORAGE, INC. |
| COUPANG GLOBAL LLC | RED HAT |
| CROWDSTRIKE | RING CENTRAL |
| CRUISE LLC | SANTA CLARA COUNTY VALLEY |
| DELL INC. | TRANSPORTATION |
| ELECTRIC ARTS | SERVICENOW, INC. |
| EQUINOX | SHOCKWAVE MEDICAL |
| FARMERS BUSINESS NETWORK | SYNOPSYS |
| FUNGIBLE | TATA CONSULTANCY SERVICES |
| GENENTECH | TESLA, INC. |
| GIGAMON, LLC | TOYOTA |
| GOOGLE | UBER |
| HEARTFLOW, INC. | VISA |
| INFINERA CORP. | WALMART |
| INFORMATICA | WAYMO LLC |
| INTEL | WESTINGHOUSE ELECTRIC CORP. |
| | YAHOO! INC. |



NEARBY NEW DEVELOPMENTS



6

Redwood City Discovery - Residential 1409 El Camino Real

Construction of an 8-story, 350-unit multi-family residential development (including 35 affordable units at the low income level), ~2,900 sq. ft. of ground floor retail, and 3 levels of underground parking located within the Downtown Precise Plan Area.



21

Redwood City Discovery - Residential 1330 El Camino Real

Development of a 6-story, 130 unit residential project which includes 110 studios, 8 one-bedroom units, 8 two-bedroom units, and 4 three-bedroom units. The project will provide 26 of the units at below market rate at various levels of income and unit types. There would also be 110 parking spaces located underground and 63 bicycle spaces provided.



60

South Main Mixed-Use - Mixed-Use 1601 El Camino Real

Mixed-use development on 6 blocks (8.3 acres) with 540 multifamily residential units (including 147 affordable units), 109,347 sq. ft. of office, 420,653 sq. ft. of research & development, 28,841 sq. ft. of retail, and a 8,367 sq. ft. child care facility generally located between El Camino Real, Maple Street, Cedar Street and Main Street, within the Mixed-Use Corridor (MUC-ECR) and Mixed-Use Transitional (MUT) zoning districts. An offsite development at 1304 El Camino Real would provide affordable housing associated with the development, which is within the Downtown Precise Plan (DTPP) area.

NEARBY NEW DEVELOPMENTS



4

Greystar III - Residential 1305 El Camino Real

Construction of an 8-level, 137-unit multi-family residential development entailing one level of underground parking, 1 level of above ground parking, and 6 levels of for-rent apartments, located within the Downtown Precise Plan Area.



17

Vera Avenue Townhomes - Residential 211 - 217 Vera Ave

en three-story townhouses with access from Adams Street in the R-4 Zoning District. This application requires an Architectural Permit, Condominium Permit, Planned Development Permit and Tentative Map. Two covered spaces are provided for each unit. The existing structures on the lot would be demolished.



23

239 Vera Avenue - Residential 239 Vera Avenue

Architectural Permit, Tentative Map and Condominium Permit to construct a 3-story, five unit residential building applying General Plan Density, and subdivide the lot into five condominium lots.



3

Greystar II - Residential 103 Wilson St

Greystar Development received approval of a Planned Community Permit and Tentative Parcel Map to construct a new seven-story, Mediterranean-style residential project located at 103 Wilson Street.



27

112 Vera - Residential 112 Vera Avenue

The City has received a streamlined ministerial review application (SB 35/ SB423) for a proposed 100% affordable housing project at 112 Vera Avenue.



46

1180 Main St - Commercial 112 Vera Avenue

Architectural Permit, Conditional Use Permit, and Tentative Map to merge two lots and construct a 3-story, 109,375 square foot office building. The project also includes two levels of underground parking for a total of 375 spaces.

TRANSPORTATION MAP



REDWOOD CITY ATTRACTIONS

Redwood City offers a wide array of amenities, including a vibrant downtown with diverse dining and shopping options, numerous parks and recreational facilities, and community centers with various programs and services.

Parks and Recreation

Diverse Parks: Over 30 unique parks, ranging from small neighborhood parks to large multi-use facilities, including dog parks and a skate park.

Community Centers: Five community centers offer programs, services, classes, and events, such as the Red Morton Community Center and Fair Oaks Community Center.

Sports Facilities: Ten sports fields for soccer, softball, baseball, and flag football are available for rent after organized sports groups complete their seasons.

Bay Access: Enjoy the scenic lagoons of Redwood Shores, with parks like Marlin Park, that host events like the "Sounds of the Shores" concert series.

Hiking Trails: Proximity to natural areas like Edgewood Park and Pulgas Ridge offers opportunities for hiking and enjoying nature.

Culture and Education

San Mateo County History Museum: Located in the former county courthouse, the museum offers free admission on the first Friday of every month and hosts events and programs for all ages.

Redwood City Public Library: A large and quiet public library with study spaces, computers, a vast collection of books, and state park passes available for checkout.

Performing Arts: The historic Fox Theater in Downtown Redwood City offers a variety of shows and performances.

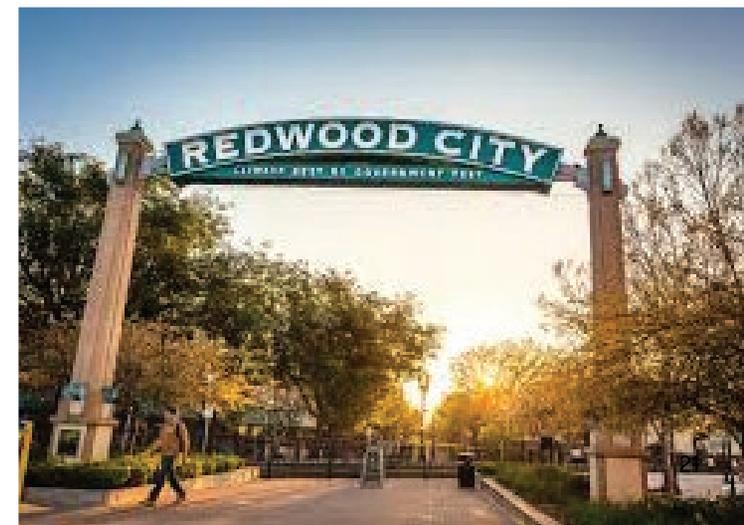
Educational Opportunities: Public schools within the Redwood City Elementary School District and the Sequoia Union High School District, including Sequoia High School with its specialized Health Career Academy.

Other Educational Centers: Cañada College and the Marine Science Institute provide educational programs and opportunities for the community.

Shopping and Dining

Downtown Shopping District: A bustling retail and dining destination with popular retailers like Grocery Outlet, Savers, and Barnes & Noble, and numerous cafes and restaurants, including the Michelin-star Sushi Shin.

Neighborhood Shopping: Options like Peninsula Boardwalk with stores like Sephora and Sports Basement, and Woodside Central with Target and Marshalls.



REDWOOD CITY ATTRACTIONS

Farmers Markets: Sigona's Farmers Market provides fresh produce and gourmet items.

Diverse Dining: Wide range of restaurants and cafes, including upscale options like Hurrica Restaurant & Bar, known for its seasonal, hearth-cooked dishes, and casual eateries like The Sandwich Spot.

Nightlife: Various bars and lounges like Nighthawk, known for creative cocktails and lively atmosphere, and Hidden Tap And Barrel offering pizza, beer, and cocktails.

Transportation and community services

Public Transportation: Caltrain provides convenient access to San Francisco and San Jose, while SamTrans buses offer routes within and around the city.

Housing Assistance: The Fair Oaks Community Center offers support services, including housing assistance.

Emergency Food & Clothing: Resources available through organizations like the Catholic Worker House and Salvation Army.

Child Care and Preschools: Resources and referrals for childcare and preschool programs are available through organizations like 4Cs and the Redwood City School District.

In addition, Redwood City hosts events and activities throughout the year, such as the annual Free Shakespeare in the Park and the Pub in the Park event. The city also prides itself on its high-quality parks and recreation programs, as recognized in the recent City Satisfaction Survey.



MENLO PARK ATTRACTIONS

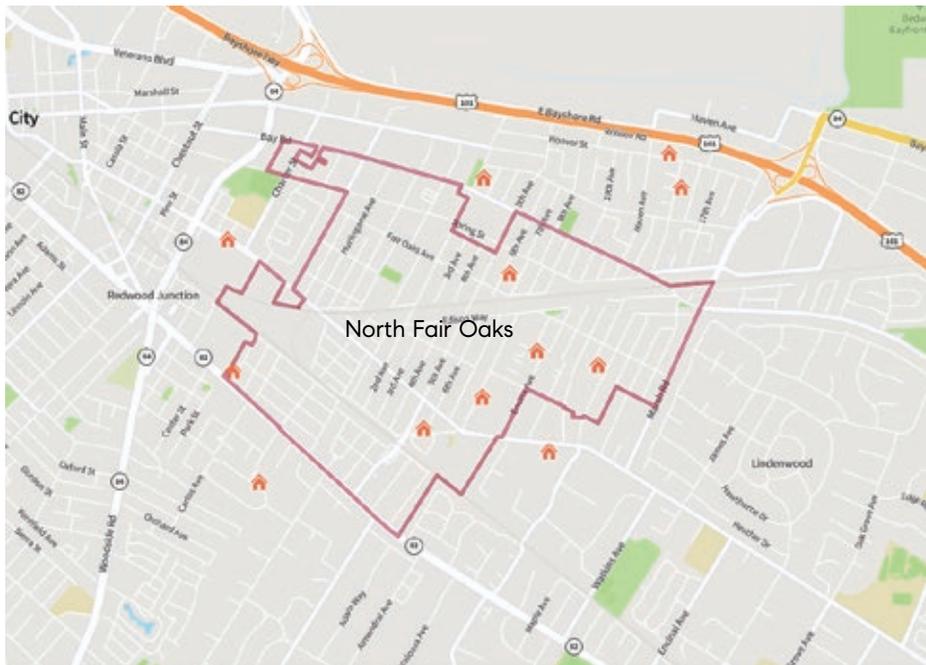


LOCATION OVERVIEW

Redwood City is a town in California with a population of 82,423. Redwood City is in San Mateo County and is one of the best places to live in California. Living in Redwood City offers residents an urban suburban mix feel and most residents rent their homes. In Redwood City there are a lot of restaurants, coffee shops, and parks. Many families and young professionals live in Redwood City and residents tend to lean liberal. The public schools in Redwood City are above average.

North Fair Oaks has a population of 13,100. North Fair Oaks is in San Mateo County. Living in North Fair Oaks offers residents a dense suburban feel and most residents rent their homes. In North Fair Oaks there are a lot of restaurants, coffee shops, and parks. Many families and young professionals live in North Fair Oaks and residents tend to be liberal. The public schools in North Fair Oaks are above average.

Most Diverse Neighborhoods in Redwood City #1 of 23	Best Neighborhoods for Young Professionals in Redwood City #5 of 23	Best Neighborhoods to Raise a Family in Redwood City #18 of 23
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REDWOOD CITY BY THE NUMBERS

POPULATION
82,423

MEDIAN AGE
37.5

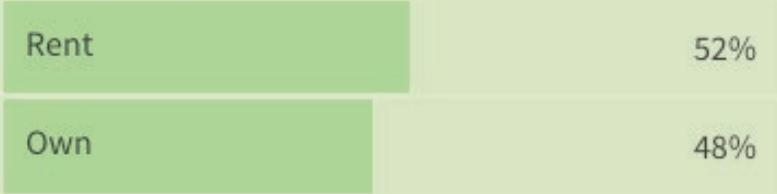
MEDIAN HOUSEHOLD INCOME
\$150,840

MEDIAN HOME VALUE
\$1,838,800

MEDIAN RENT
\$2,959

URBAN SUBURBAN MIX

Rent vs. Own



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.

North Fair Oaks median real estate price is \$1,955,407, which is more expensive than 90.2% of the neighborhoods in California and 98.0% of the neighborhoods in the U.S.

The average rental price in North Fair Oaks is currently \$4,807, based on NeighborhoodScout's exclusive analysis. The average rental cost in this neighborhood is higher than 85.5% of the neighborhoods in California.

The way a neighborhood looks and feels when you walk or drive around it, from its setting, its buildings, and its flavor, can make all the difference. This neighborhood has some really cool things about the way it looks and feels as revealed by NeighborhoodScout's exclusive research. This might include anything from the housing stock to the types of households living here to how people get around.



MENLO PARK BY THE NUMBERS

POPULATION: 32,775

MEDIAN AGE: 38.5

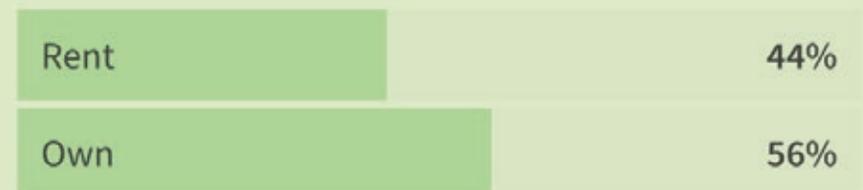
MEDIAN HOUSEHOLD INCOME: \$206,588

MEDIAN RENT: \$3,156

MEDIAN HOME VALUE: \$2,000,001

DENSE SUBURBAN

Rent vs. Own



SALES COMPARABLES - REDWOOD CITY



1 3212 Rolison Road

Price	\$3,100,000
Units	8
SQ FT	7,040
LOT SQFT	10,044
YEAR BUILT	1964
\$/Unit	\$387,500
\$/Sq Ft	\$440
CURRENT CAP RATE	4.37%
CURRENT GRM	14.56
DOM	45
COE	ON MARKET
UNIT MIX	(8) 2x1



2 116 Pine Street

PRICE	\$3,495,000
UNITS	10
BUILDING SF	6,300
LOT SIZE	7,267
YEAR BUILT	1953
\$/UNIT	\$349,500
\$/SQ FT	\$555
CAP RATE (CURRENT)	5.46%
CURRENT GRM	12.91
DOM	41
COE	ON MARKET
UNIT MIX	(2) 2x1, (8) 1x1



3 486 Beech Street

PRICE	\$5,000,000
UNITS	16
BUILDING SF	13,582
LOT SIZE	8,811
YEAR BUILT	1962
\$/UNIT	\$312,500
\$/SQ FT	\$368
CAP RATE (CURRENT)	5.45%
CURRENT GRM	11.48
DOM	9
COE	1/28/2026
UNIT MIX	(16) 1x1



4 309 Oak Avenue

PRICE	\$6,000,000
UNITS	20
BUILDING SF	11,600
LOT SIZE	19,190
YEAR BUILT	1956
\$/UNIT	\$300,000
\$/SQ FT	\$517
CAP RATE (CURRENT)	5.73%
CURRENT GRM	11.09
DOM	9
COE	8/25/2025
UNIT MIX	(1) 3x2, (18) 1x1, (1) Studio (8) 2x1, (2) Studio

Comments

Significantly inferior location offering much less attractive Cap Rate & GRM.

Similar location but far inferior unit mix and size.

Inferior unit mix and asset quality.

Similar location.

SALES COMPARABLES - REDWOOD CITY

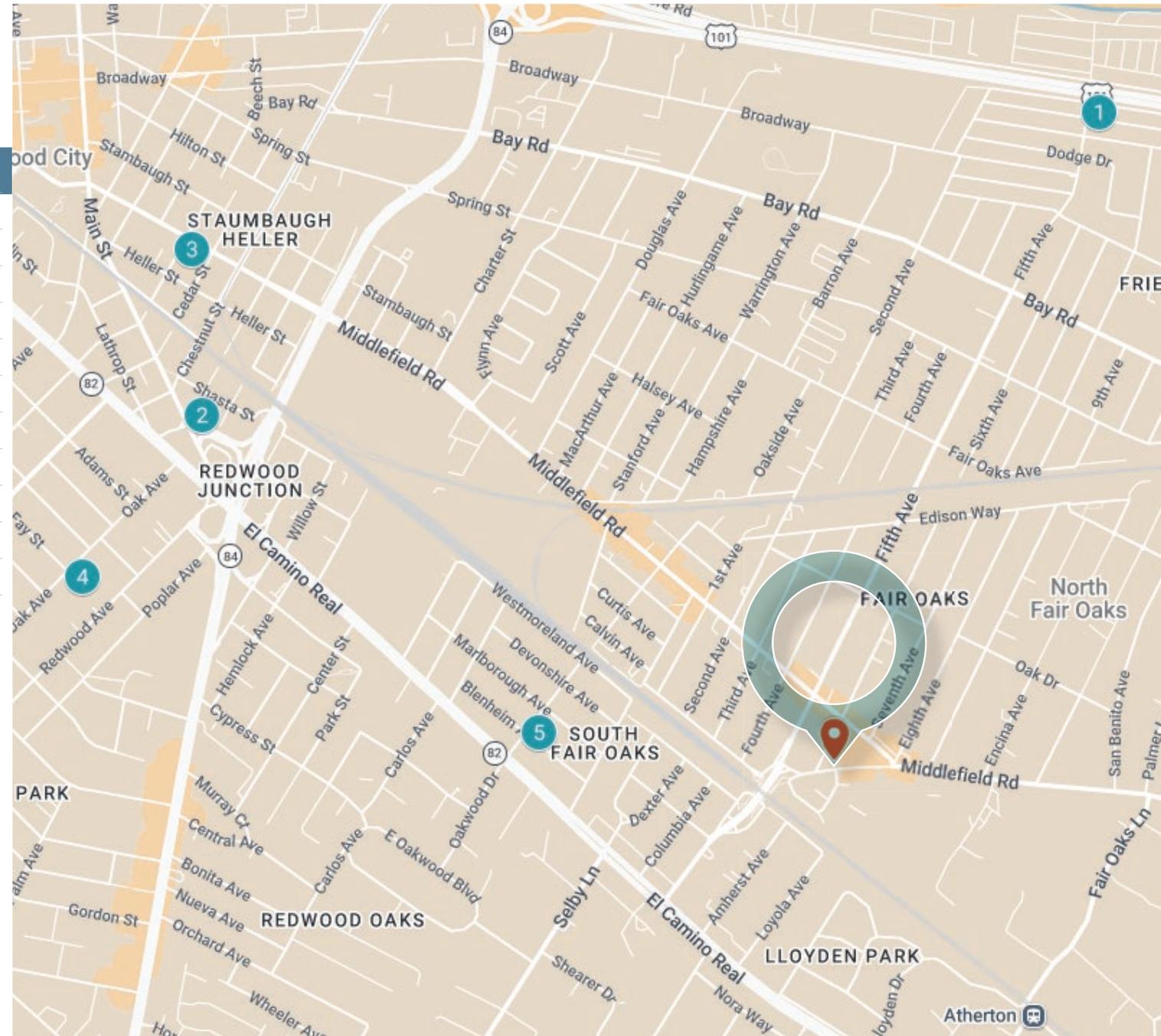


5 50 Dumbarton Avenue

PRICE	\$3,550,000
UNITS	10
BUILDING SF	10,903
LOT SIZE	7,700
YEAR BUILT	1962
\$/UNIT	\$355,000
\$/SQ FT	\$326
CAP RATE (CURRENT)	5.88%
CURRENT GRM	11.42
DOM	15
COE	1/16/2025
UNIT MIX	(8) 2x1, (2) Studio

Comments

Similar location.





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