

PROPOSAL



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A two-story blue house with a balcony and a front porch. The house has a modern design with a flat roof and a balcony on the second floor. The front porch has a wooden door and a small set of stairs. The house number 1734 is visible on the porch. The background shows trees and a clear sky.

SECTION 1

Property Information

Executive Summary

SALE PRICE
\$3,090,000

BUILDING SIZE
4,349 SF

CAP RATE
5.24%

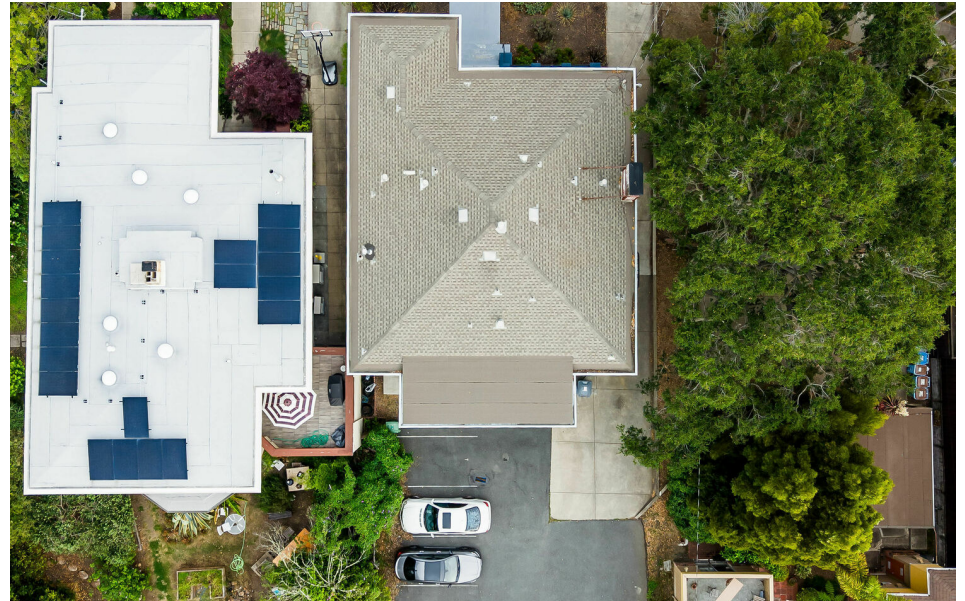
Other Details

Offering Price:	\$3,090,000
Price / Unit:	\$441,429
Price / SF:	\$710.51
Number of Units:	7
NOI:	\$161,988
Cap Rate:	5.24%
GRM:	12.24
Market GRM:	10.99
Market Cap Rate:	6.12
Building Size:	4,349 SF
Lot Size:	6,534 SF
Year Built:	1913

Property Highlights

- Rare opportunity to own 7-units one block from UC Berkeley's northern border
- Over \$900,000 invested into the property
- Truly turn-key asset with little deferred maintenance
- Large lot with a wealth of opportunity including ADU's
- Five of seven units fully renovated
- 400 AMP electrical upgrade
- Fire sprinkler system

Additional Photos



Additional Photos

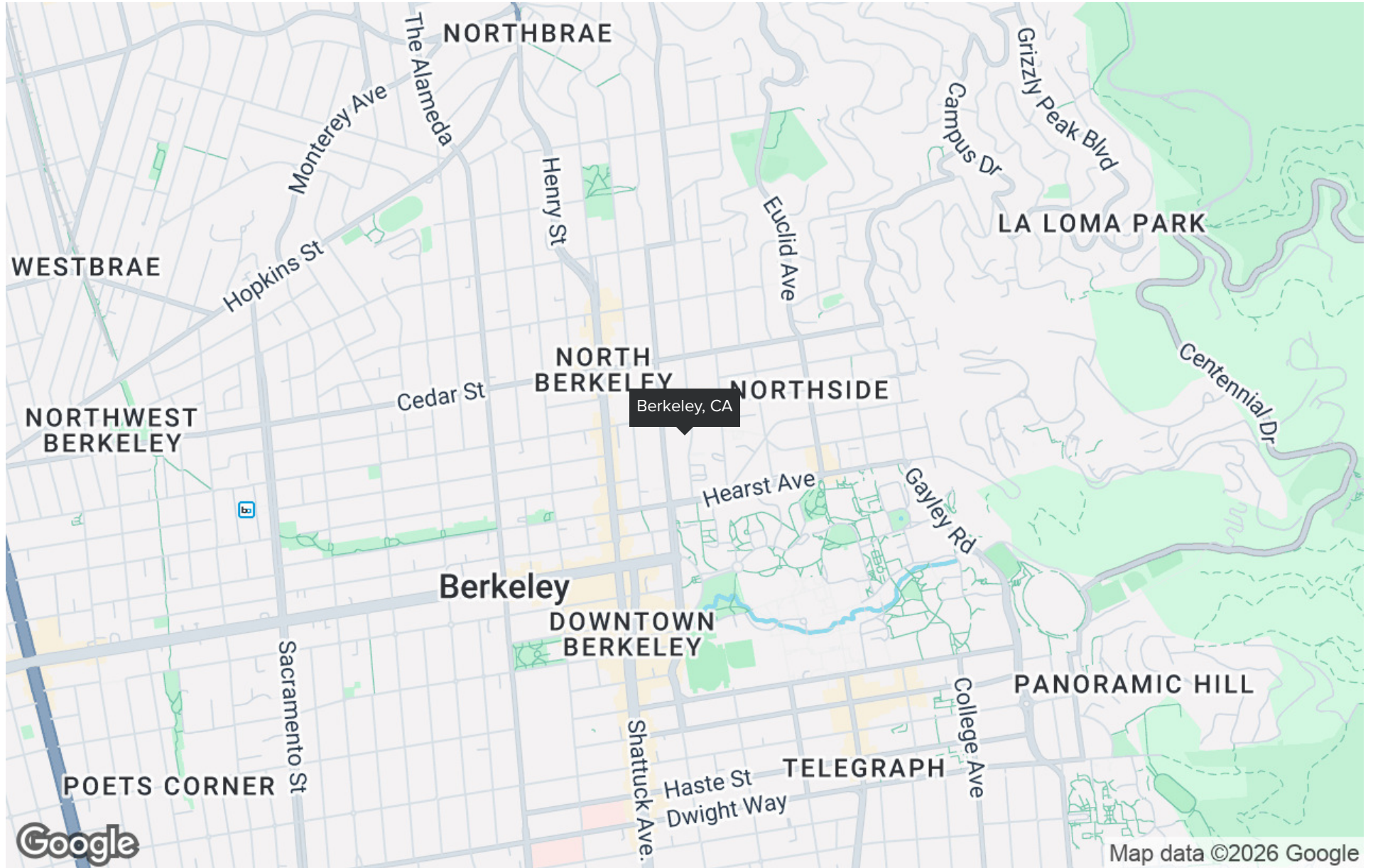


A photograph of a two-story house with blue stucco walls and white trim. The house features a balcony on the second floor with a black metal railing. The front porch has a wooden door and a concrete walkway leading to a set of stairs. The house number '1734' is visible on the porch. The image is overlaid with a dark blue gradient.

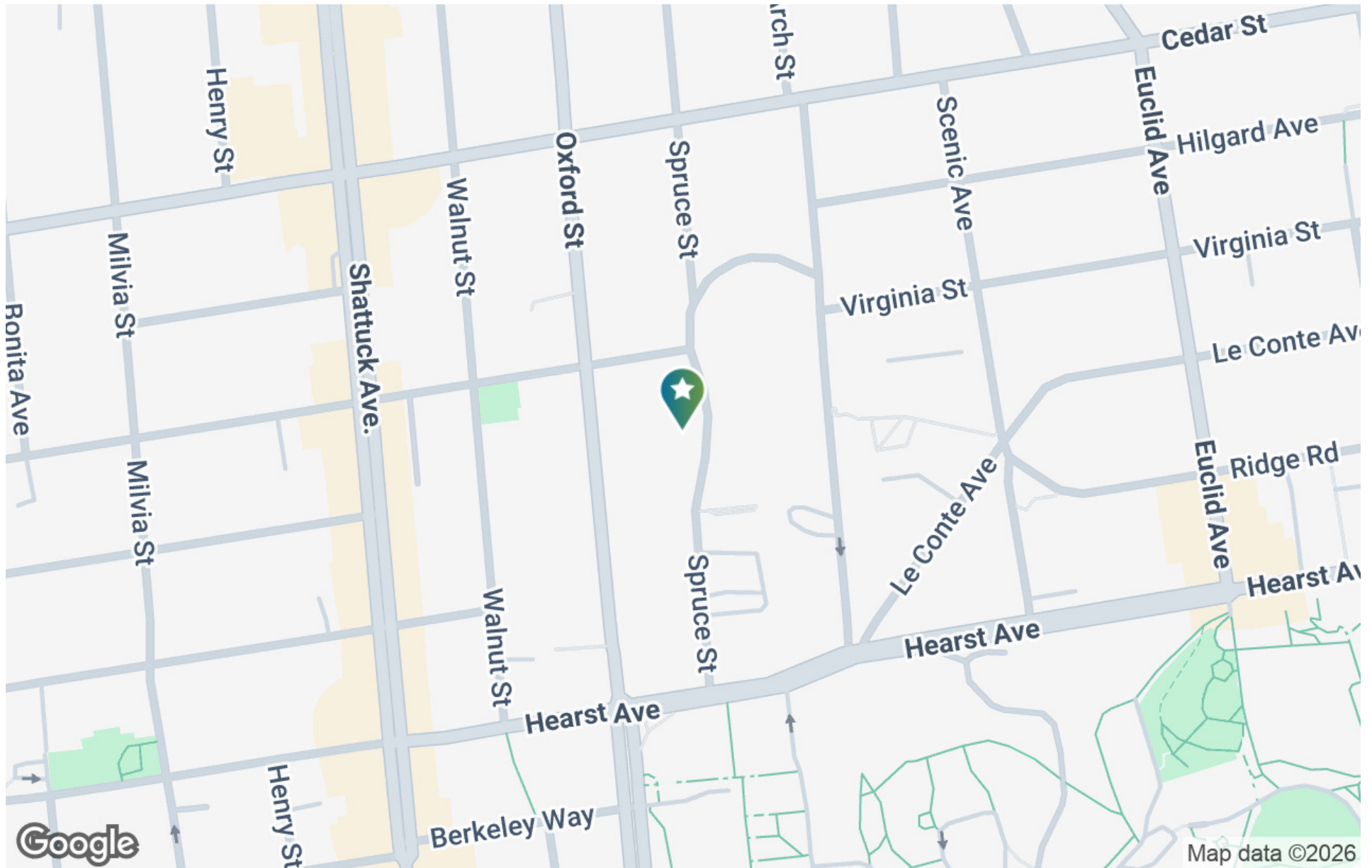
SECTION 2

Location Information

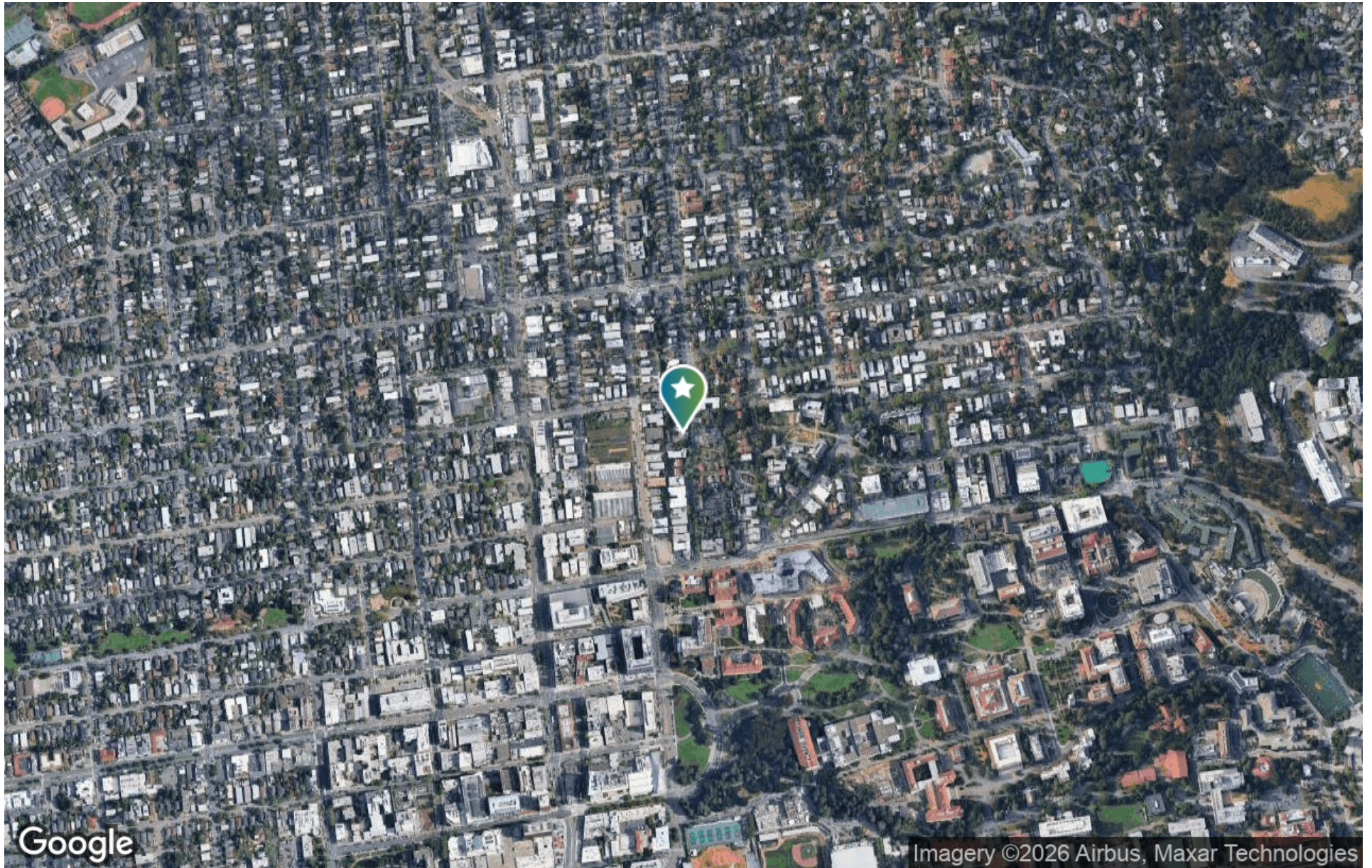
Regional Map



Location Map



Aerial Map





SECTION 3

Financial Analysis

Financial Summary

Investment Overview	Current	Market
Price	\$3,090,000	\$3,090,000
Price per Unit	\$441,428	\$441,428
GRM	12.24	10.99
CAP Rate	5.24%	6.12%
Cash-on-Cash Return (yr 1)	3.31 %	5.13 %
Total Return (yr 1)	\$69,724	\$96,870
Debt Coverage Ratio	1.44	1.68
Operating Data	Current	Market
Gross Scheduled Income	\$252,426	\$281,100
Other Income	-	-
Total Scheduled Income	\$252,426	\$281,100
Vacancy Cost	\$5,048	\$5,622
Gross Income	\$247,377	\$275,478
Operating Expenses	\$85,388	\$86,344
Net Operating Income	\$161,988	\$189,133
Pre-Tax Cash Flow	\$49,331	\$76,476
Financing Data	Current	Market
Down Payment	\$1,490,000	\$1,490,000
Loan Amount	\$1,600,000	\$1,600,000
Interest Rate	5.8%	5.8%
Debt Service	\$112,657	\$112,657
Debt Service Monthly	\$9,388	\$9,388
Principal Reduction (yr 1)	\$20,393	\$20,393

Rent Roll

Unit Number	Unit Bed	Unit Bath	Unit Size (SF)	Lease Start	Lease End	Current Rent	Current Rent (Per SF)	Market Rent	Market Rent/SF	Security Deposit	Notes
1	0	1	450			\$315	\$0.70	\$2,095	\$4.66		
2	1	1	500			\$1,034	\$2.07	\$2,095	\$4.19		
3	2	1	550			\$3,850	\$7.00	\$3,750	\$6.82		
4	2	1	550			\$3,440	\$6.25	\$3,750	\$6.82		
5	2	1	550			\$3,700	\$6.73	\$3,750	\$6.82		
6	1	1	500			\$3,000	\$6.00	\$2,095	\$4.19		
7	3	2	780			\$5,100	\$6.54	\$5,250	\$6.73		
Parking 1						\$125		\$125			
Parking 4						\$100		\$125			
No Cover Parking 1						\$120		\$130			
No Cover Parking 2						\$120		\$130			
No Cover Parking 3						\$130		\$130			
Totals/Averages			3,880			\$21,035	\$5.42	\$23,425	\$5.75	\$0	\$0.00

Income & Expenses

Income Summary		Current	Market	
Rental Income		\$252,426	-	
Market Rental Income		-	\$281,100	
Gross Income		\$252,426	\$281,100	
Fixed Expenses		% Of Gross Income	Current	Market
Property Tax "1.2060% of purchase price"		14.8%	\$37,265	\$37,265
Special Assessments "Actual 2025-26"		4.5%	\$11,333	\$11,333
Insurance "Actual"		2.6%	\$6,600	\$6,600
Total		21.9%	\$55,198	\$55,198
Operational Expenses		% Of Gross Income	Current	Market
Maintenance and Reserves "Est. \$750/ unit"		2.1%	\$5,250	\$5,250
Utilities "Proforma"		5.9%	\$15,000	\$15,000
Berkeley Rent Board Fees "\$400/ unit"		1.1%	\$2,800	\$2,800
Business License "2.88% of gross rents"		2.8%	\$7,140	\$8,095
Total		12.0%	\$30,190	\$31,145
Gross Expenses		33.8%	\$85,388	\$86,344
Net Operating Income		64.2%	\$161,988	\$189,133



SECTION 4

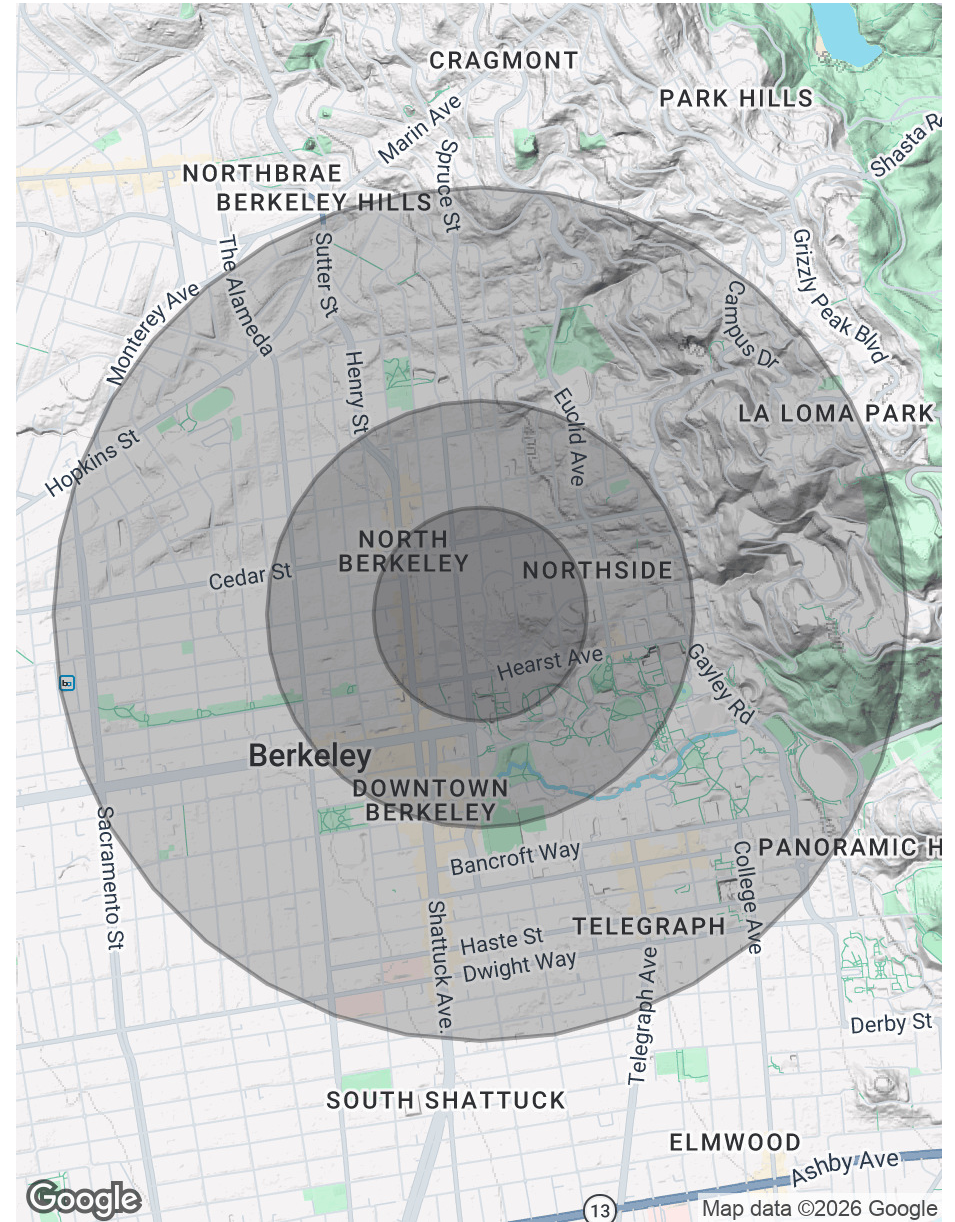
Demographics

Demographics Map & Report

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	4,105	12,050	49,450
Average Age	30.9	33.4	31.6
Average Age (Male)	31.9	33.8	31.1
Average Age (Female)	31.2	33.7	32.5

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	1,949	5,665	18,038
# of Persons per HH	2.1	2.1	2.7
Average HH Income	\$114,160	\$129,826	\$136,212
Average House Value	\$1,384,596	\$1,386,874	\$1,382,998

2023 American Community Survey (ACS)





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GLOBAL REACH. LOCAL EXPERTISE.

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