



Call for Price

PORTFOLIO APARTMENT SALE

Ward St & Sacramento St, Berkeley California

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Ward St & Sacramento St, Berkeley 2025

Property Summary

PROUDLY PRESENTED BY FIDUCIARY REAL ESTATE SERVICES

The offering consists of six parcels.

Three parcels (1450 Ward St, 2750 Sacramento St, and 2758 Sacramento St) are contiguous with one non-trust -owned property in the middle and then another three contiguous parcels 2774 Sacramento St, 2782 Sacramento St, and 2790 Sacramento St.

Total Units

- 22 units total
- 9 are vacant
- 9 are Section 8
- 1 is on the Berkeley Shelter Plus Care program.
- 3 units were leased under unconventional circumstances to the same party, and each are rented at \$250 per month.

Due to litigation, income and expense and lease information has been difficult to compile.

The units have deferred maintenance. Some have not been rented in years while others have marginal improvements.

Ward St & Sacramento St, Berkeley 2025

03

Property Summary pt. 2

PROUDLY PRESENTED BY FIDUCIARY REAL ESTATE SERVICES

Gas and electrical separately metered.
Water, trash and yard maintenance paid by owner.

2025 INCOME & EXPENSES SEPTEMBER MONTHLY INCOME

- \$19,227 for the ten units.
- \$750 for the three unconventionally rented units.
- There is no laundry or other income.

2025 OTHER MONTHLY PRORATED EXPENSES (partial list)

Current Property Insurance \$1309

Current Property Taxes \$3164

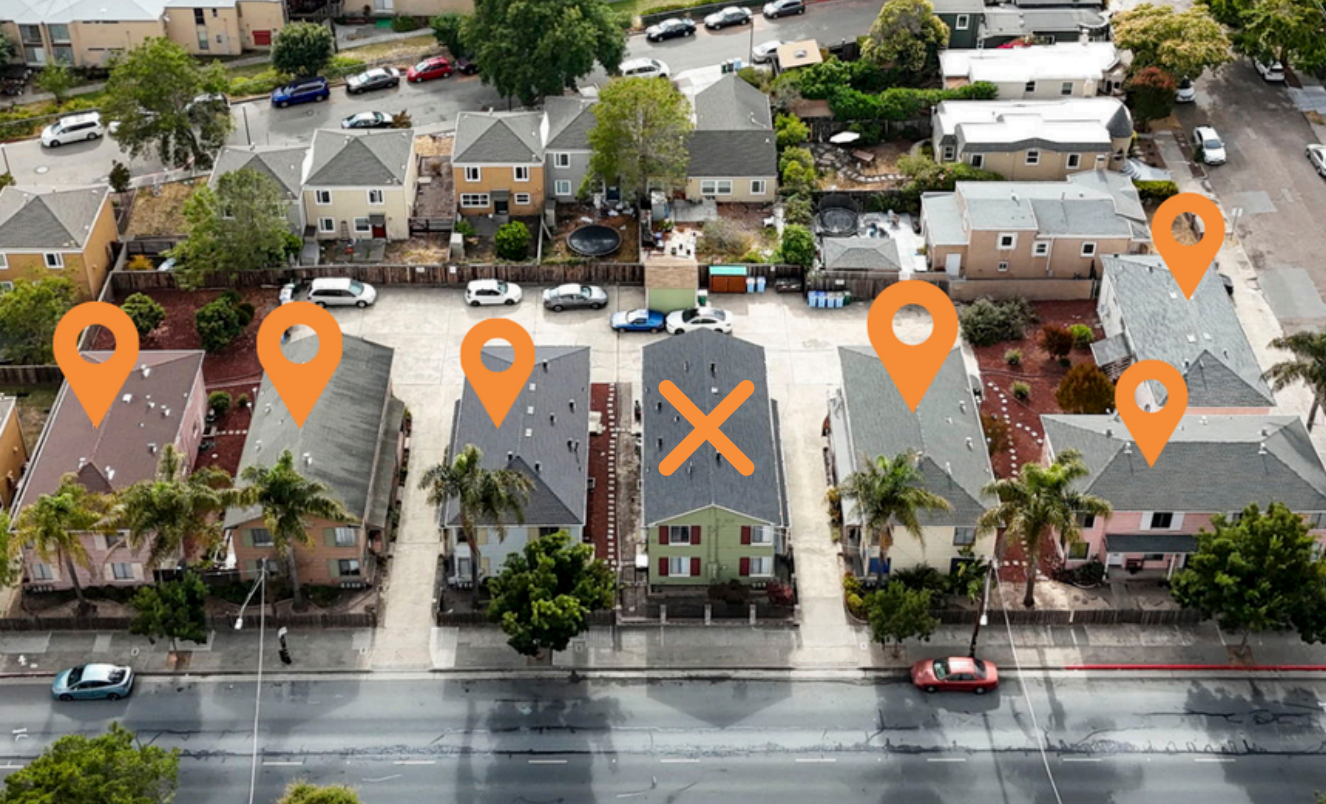
2024 Utilities (Water and Trash) \$887

See the rent roll for the vacant units.
Schedule E's for the last three years and related documents are embedded in LoopNet. Call Ruben at 831-869-7129 for showing instructions.

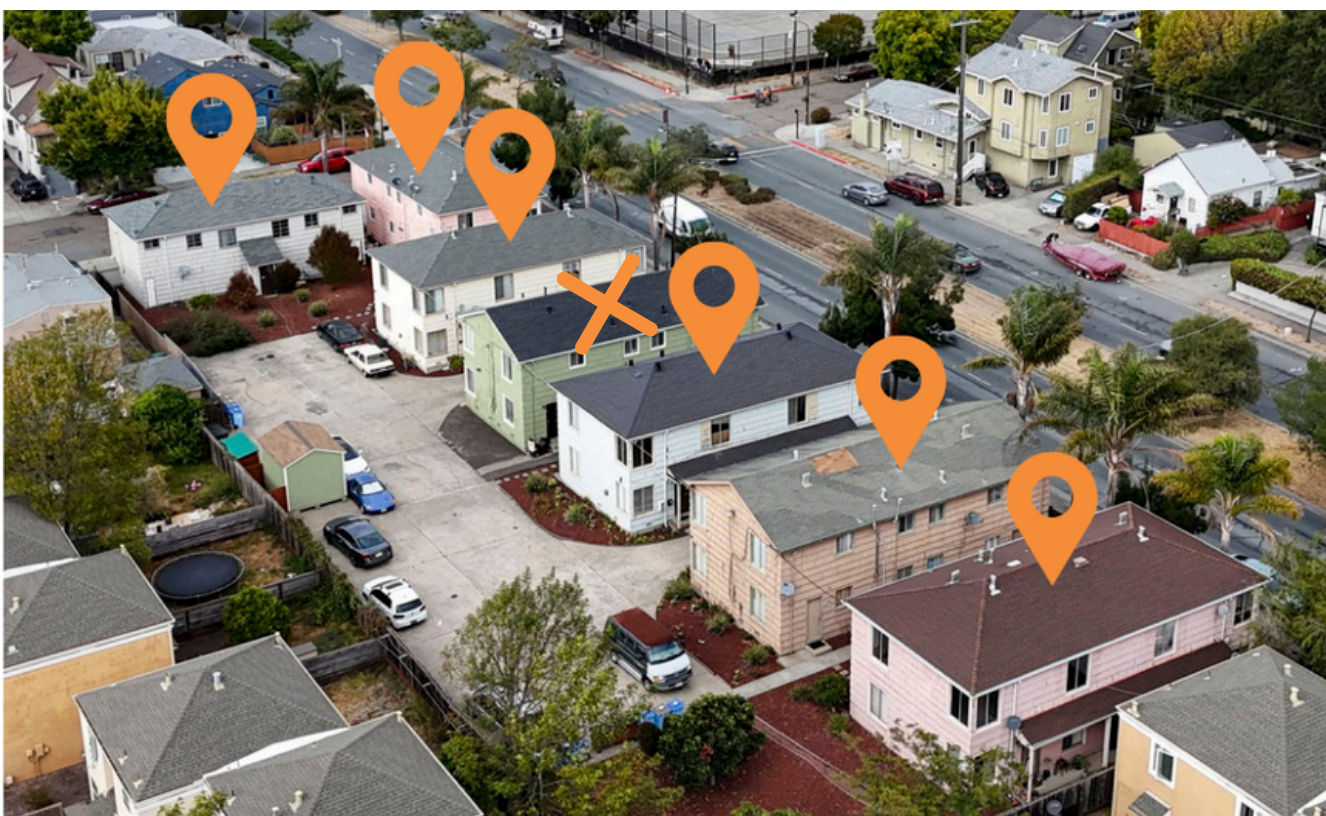
<u>APN</u>	<u>Unit Address</u>	<u>Tenant</u>	<u>Total Rent</u>	<u>Tenant Rent</u>	<u>Section 8 payment</u>	<u>Lease in Possession</u>	<u>Section 8 Y</u>	<u>Unit Mix</u>
054-1734-001	1450 Ward St	Vacant						1x1
	1452 Ward St	Vacant						1x1
054-1734-005-02	2750 Sacramento St	Occupied	1,895	230	1,665	Yes	Yes	1x1
	2752 Sacramento St	Occupied	1,841	1,841	0	No	No	1x1
	2754 Sacramento St	Vacant						1x1
	2756 Sacramento St	Occupied	1,895	257	1,638	Yes	Yes	1x1
054-1734-009	2782 Sacramento St	Occupied	1,895	263	1,632	No	Yes	1x1
	2788 Sacramento St	Occupied	1,895	230	1,665	Yes	Yes	1x1
	2786 Sacramento St	Occupied	250	?	?	Yes	No	1x1
	2784 Sacramento St	Occupied	1,895	547	1,348	Yes	Yes	1x1
054-1734-008	2774 Sacramento St	Occupied	1,988	1,875	113	Yes	Yes	1x1
	2776 Sacramento St	Vacant						1x1
	2778 Sacramento St	Vacant						1x1
	2780 Sacramento St	Vacant						1x1
054-1734-006	2758 Sacramento St	Vacant						1x1
	2762 Sacramento St	Occupied	250	250	?	No	No	1x1
	2764 Sacramento St	Occupied	2,040	231	1,809	No	No/SCP	1x1
	2760 Sacramento St	Vacant						1x1
054-1734-010	2790 Sacramento St	Occupied	1,895	225	1,670	Yes	Yes	1x1
	2796 Sacramento St	Occupied	1,988	779	1,209	Yes	Yes	1x1
	2792 Sacramento St	Occupied	250	250	?	No	No	1x1
	2794 Sacramento St	Vacant						1x1

04

RENT ROLL



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**FRONT OF
BUILDING AND
AERIALS**



Ward St & Sacramento St, Berkeley 2025

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Property Photographs

PROUDLY PRESENTED BY FIDUCIARY REAL ESTATE SERVICES





Ward St & Sacramento St, Berkeley 2025

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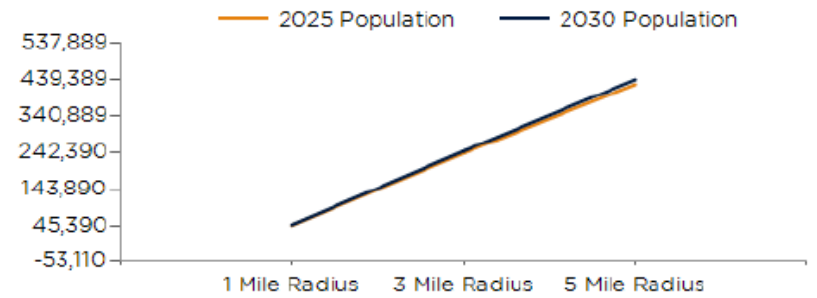
Demographic Information

PROUDLY PRESENTED BY FIDUCIARY REAL ESTATE SERVICES

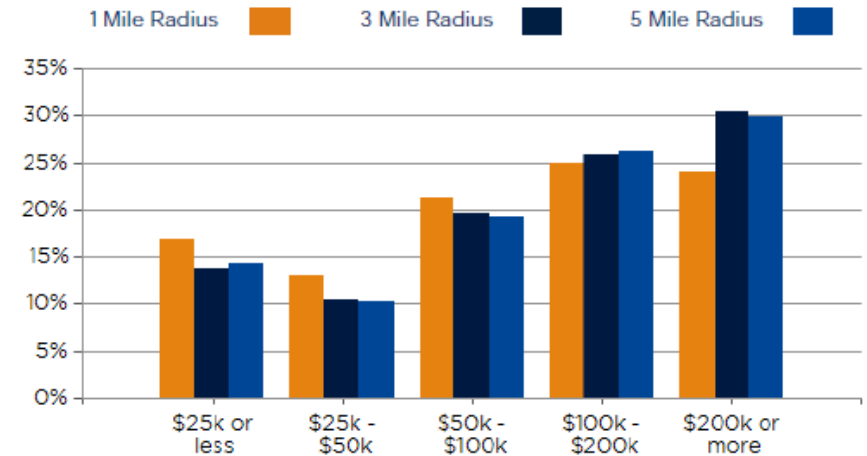


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	38,768	193,760	351,206
2010 Population	40,843	209,743	369,457
2025 Population	45,390	240,535	426,492
2030 Population	46,817	246,387	439,389
2025 African American	7,281	27,347	53,778
2025 American Indian	375	1,486	2,798
2025 Asian	8,153	50,160	100,428
2025 Hispanic	6,934	34,530	59,914
2025 Other Race	3,370	16,116	28,431
2025 White	19,911	113,952	186,852
2025 Multiracial	6,180	30,648	52,686
2025-2030: Population: Growth Rate	3.10%	2.40%	3.00%

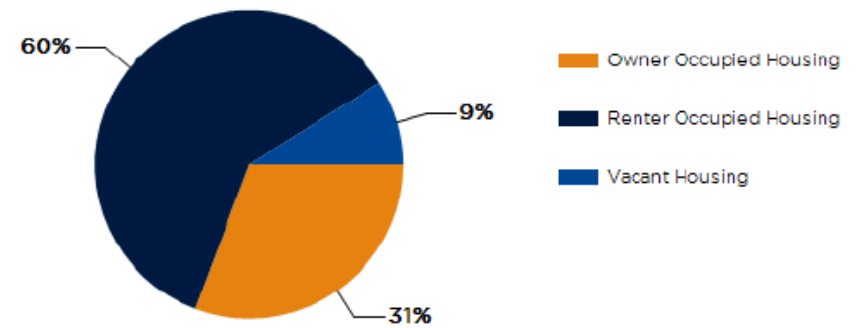
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	2,033	9,400	17,287
\$15,000-\$24,999	1,215	4,207	8,691
\$25,000-\$34,999	896	3,823	7,224
\$35,000-\$49,999	1,631	6,457	11,407
\$50,000-\$74,999	2,242	10,048	18,427
\$75,000-\$99,999	1,868	9,278	16,417
\$100,000-\$149,999	2,828	15,084	27,652
\$150,000-\$199,999	1,979	10,299	19,722
\$200,000 or greater	4,660	29,869	53,900
Median HH Income	\$96,564	\$116,279	\$116,348
Average HH Income	\$146,852	\$172,465	\$171,820



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius



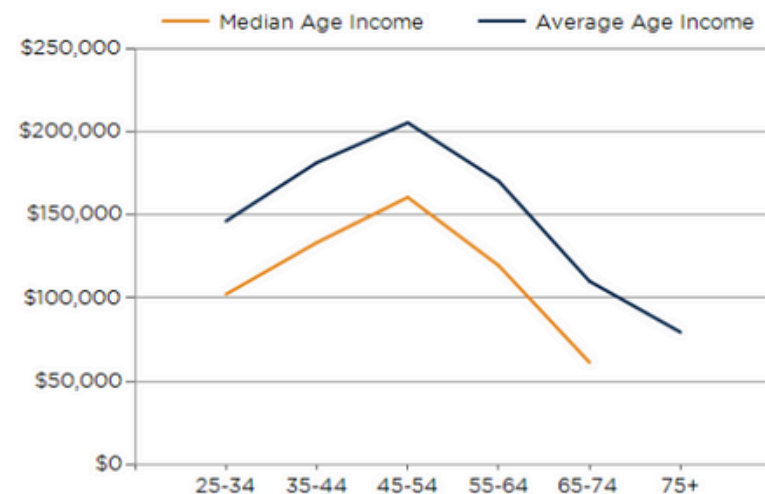
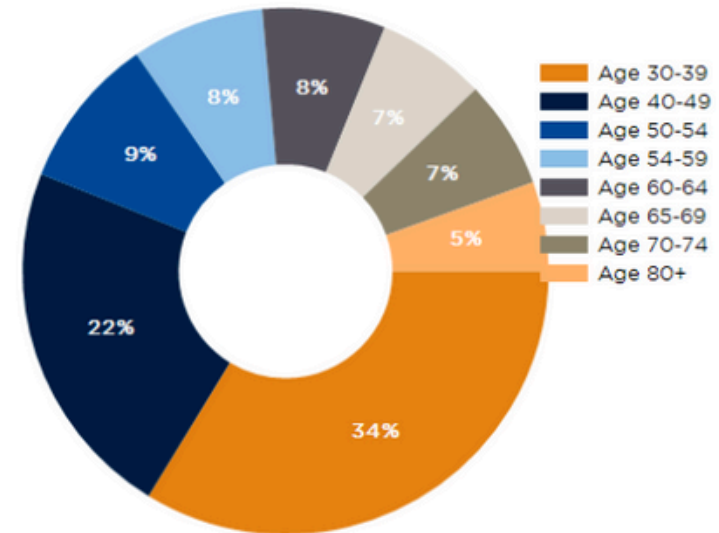
Source: esri

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2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	5,104	24,365	43,544
2025 Population Age 35-39	4,125	19,622	37,270
2025 Population Age 40-44	3,389	16,475	31,399
2025 Population Age 45-49	2,714	13,648	25,888
2025 Population Age 50-54	2,573	13,089	24,474
2025 Population Age 55-59	2,234	11,476	21,923
2025 Population Age 60-64	2,070	10,551	20,513
2025 Population Age 65-69	1,830	9,716	19,491
2025 Population Age 70-74	1,826	9,496	18,577
2025 Population Age 75-79	1,503	8,471	15,836
2025 Population Age 80-84	821	4,820	9,353
2025 Population Age 85+	645	3,915	8,540
2025 Population Age 18+	38,789	208,646	365,694
2025 Median Age	36	35	38
2030 Median Age	37	36	39

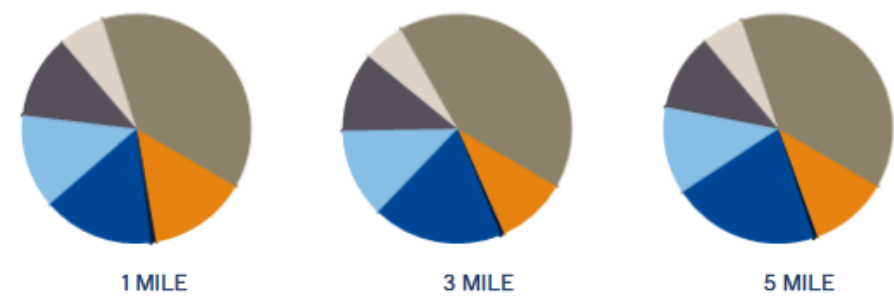
2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$102,412	\$110,178	\$110,313
Average Household Income 25-34	\$146,469	\$156,402	\$154,676
Median Household Income 35-44	\$133,596	\$153,888	\$150,675
Average Household Income 35-44	\$181,773	\$204,133	\$199,606
Median Household Income 45-54	\$160,832	\$191,338	\$179,165
Average Household Income 45-54	\$205,837	\$235,653	\$228,745
Median Household Income 55-64	\$119,743	\$166,695	\$159,380
Average Household Income 55-64	\$170,599	\$216,503	\$211,238
Median Household Income 65-74	\$61,365	\$91,251	\$89,135
Average Household Income 65-74	\$110,238	\$153,489	\$150,863
Average Household Income 75+	\$79,522	\$118,652	\$111,526

Population By Age



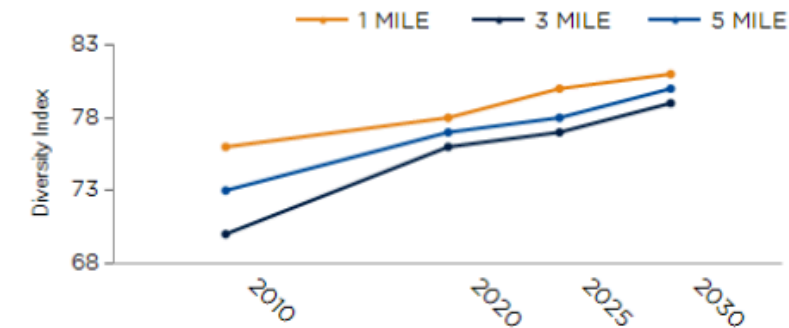
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	81	79	80
Diversity Index (current year)	80	77	79
Diversity Index (2020)	78	76	77
Diversity Index (2010)	76	71	73

POPULATION BY RACE



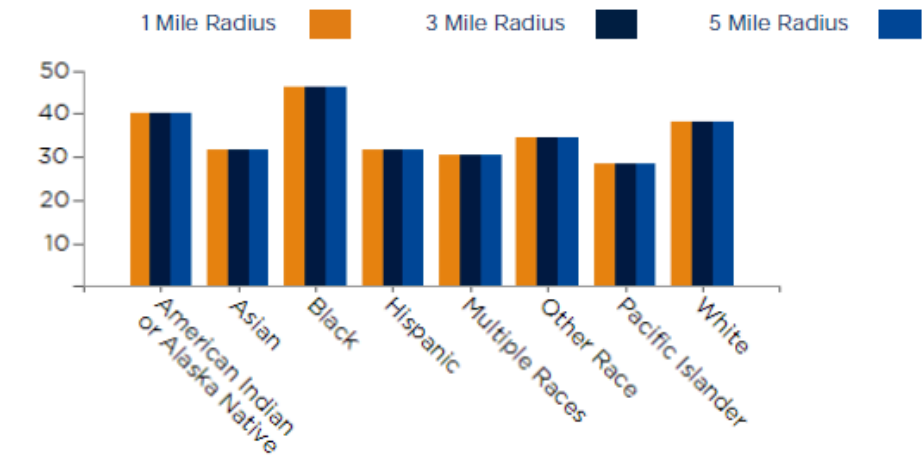
2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	14%	10%	11%
American Indian	1%	1%	1%
Asian	16%	18%	21%
Hispanic	13%	13%	12%
Multiracial	12%	11%	11%
Other Race	6%	6%	6%
White	38%	42%	39%

POPULATION DIVERSITY

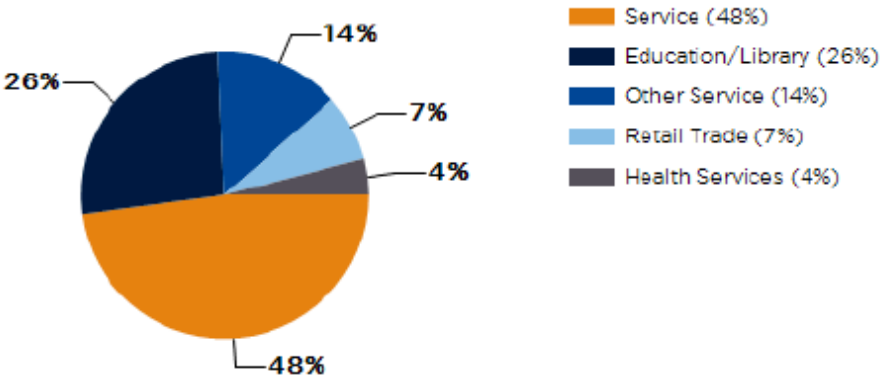


2025 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	40	36	36
Median Asian Age	32	31	37
Median Black Age	46	42	41
Median Hispanic Age	32	29	31
Median Multiple Races Age	30	29	30
Median Other Race Age	35	30	33
Median Pacific Islander Age	28	36	37
Median White Age	38	39	41

2025 MEDIAN AGE BY RACE



Major Industries by Employee Count

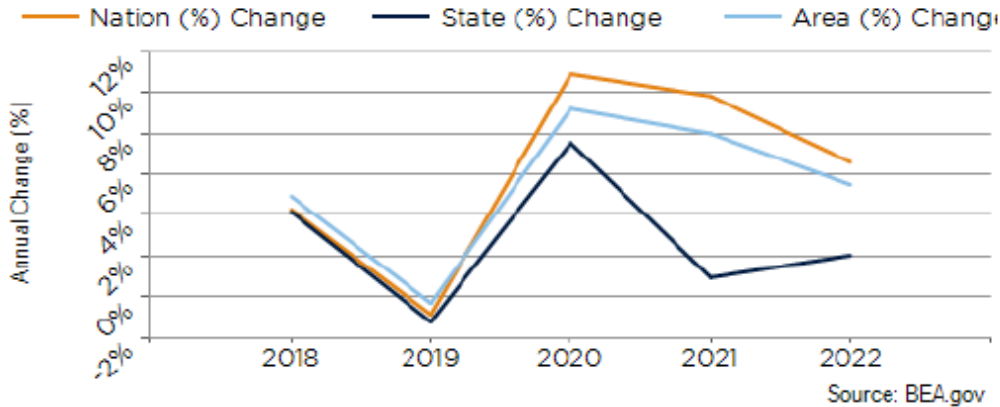


Largest Employers

University of California, Berkeley	13,847
Lawrence Berkeley National Laboratory	3,581
Alta Bates Summit Medical Center (part of Sutter Health)	2,031
Berkeley Unified School District	1,767
City of Berkeley	1,764
Bayer	979
Kaiser Permanente	959
Siemens	594

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Alameda County GDP Trend



Contact details

FOR VIEWINGS AND QUESTIONS

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FRES

Fiduciary Real Estate Services

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Team Biographies



TERESA GORMAN

*Senior Broker and Attorney
DRE: 00969257*

A widely respected trust & estate attorney, Teresa ensures legal compliance on all transactions.



BAILEY MARTINEZ

*Senior Associate
DRE: 02030819*

After graduating from Stanford University, Bailey joined FRES as a specialist in commercial properties.

**RUBEN MARTINEZ
CCIM**

*Senior Broker
DRE: 01027549*

With 30 years of real estate experience, Ruben serves as the point of contact for all clients.



**LOGAN MARTINEZ
CCIM**

*Broker Associate
DRE: 01960924*

Logan utilizes his business degree from NYU to analyze market trends and provide property valuations.





THANK YOU

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