

Piedmont Commons Building

2401 PIEDMONT

SOUTHSIDE BERKELEY | CALIFORNIA



**GENERATIONAL BERKELEY STUDENT HOUSING OPPORTUNITY
PERFECT FOR AN OWNER-USER OR INVESTOR**



EXECUTIVE SUMMARY



OPPORTUNITY HIGHLIGHTS

- **41-Room & 88-Bed Student Housing Opportunity on One of Berkeley's Most Prominent Corners**
- **Potential to be Delivered Vacant Upon Close of Escrow, Providing a Blank Slate and Myriad of Opportunities for Implementing Deep, Value-Add Business Plans**
- **5-Star Berkeley Location Surrounded by Student Housing Organizations & Just 1-Block from UC Berkeley Campus & Memorial Stadium**
- **Desirable & In-Demand Student Living Improvements: Furnished & Move-In Ready Units, Large Community & Chapter Rooms, Two Renovated Communal Kitchens, Dining Hall, Study Rooms, On-Site Parking, Laundry Room, Outdoor Decks & Landscaped Lawn/Garden**
- **Meticulously Well-Maintained Asset in Move-in Ready Condition – Over \$1.7M in Completed Upgrades including a New Commercial Kitchen, Seismic Upgrade, Bathroom Renovation, Plumbing Upgrades, New Furniture, and More**
- **Landmark Berkeley Acquisition Opportunity with Value-Add Potential in a Supply Constrained Student Housing Market Adjacent to One of the Nation's Top Universities. Only 27% of Undergraduate UC Berkeley Students Live in University Housing**



PROPERTY SUMMARY

ADDRESS	2401 Piedmont Avenue, Berkeley, CA 94704
PRODUCT	Three-Story Plus Lower-Level Student Group Housing Building in Berkeley
BUILDING AREA (SF)	19,670 per public record 23,000 per Ownership
YEAR BUILT / RENOVATED	1959 / 2013
# OF BEDS	88*
OCCUPANCY	17% (15/88 Beds)
PARKING STALLS	14
ZONING	R-3H (Multiple-Family Residential District in Hillside Overlay Zone)

**1-3 Beds Per Room, Includes Management Unit*



CAPITAL EXPENDITURES SUMMARY

IMPROVEMENT	YEAR	COST (\$ AMOUNT)
Seismic Upgrade, Second Floor Kitchenette, Basement Kitchenette, New Boilers, Fire & Smoke Alarm Upgrades, Common Bathrooms Renovation, Replace Electrical Switchgear, Cabling For Internet, Other Upgrades	2013	\$1,110,000
Bedroom Furniture	2013	\$102,000
Plumbing Upgrades	2020	\$11,000
Industrial Kitchen Renovation, Security Cameras, New Common Furniture, Window Treatments	2024	\$500,000
TOTAL (ROUNDED)		\$1,723,000





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Berkeley
UNIVERSITY OF CALIFORNIA

FANTASTIC SOUTHSIDE
BERKELEY LOCATION
STEPS FROM CAMPUS

2401 PIEDMONT

SOUTHSIDE BERKELEY | CALIFORNIA

CAL MEMORIAL STADIUM

2401 PIEDMONT

SOUTHSIDE BERKELEY | CA

PIEDMONT AVE

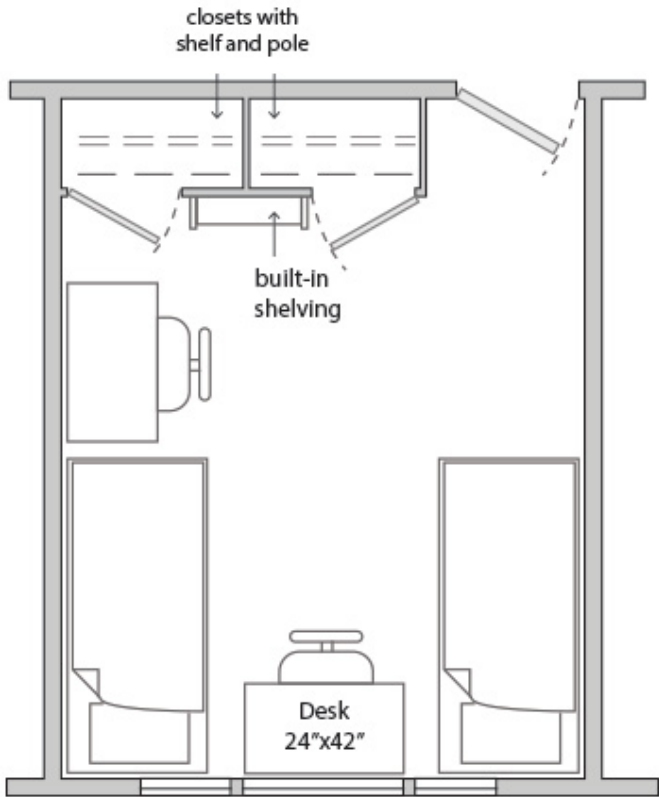
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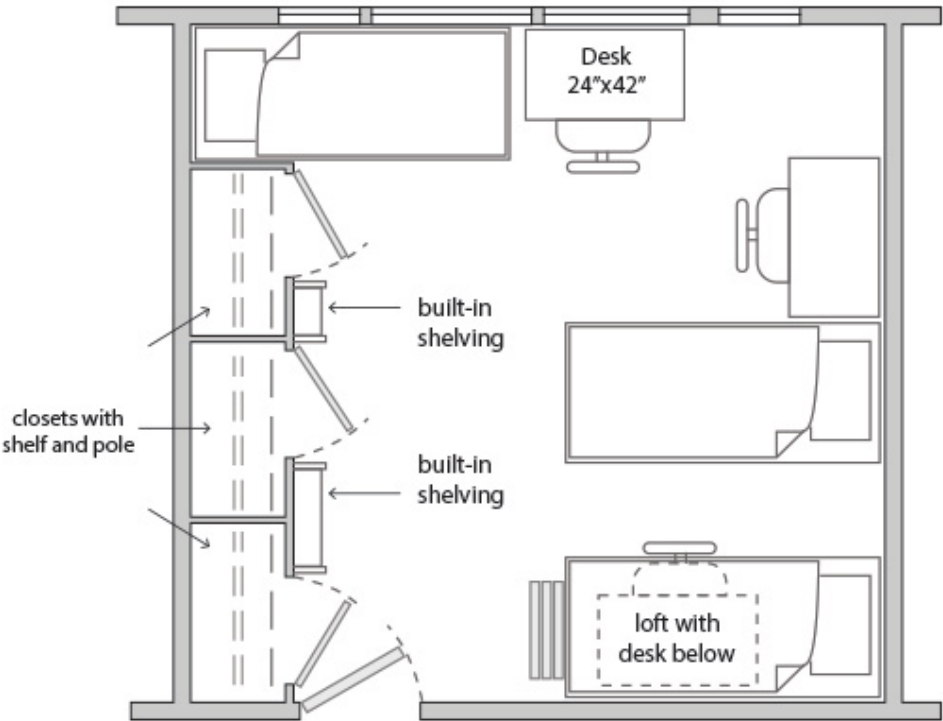
BEDROOMS



TYPICAL 2-BED ROOM



TYPICAL 3-BED ROOM



COMMON AREAS





2401 PIEDMONT

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KITCHEN



BATHROOMS



OUTDOOR SPACE



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REAR YARD



PARKING



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THE HEART OF BERKELEY CAMPUS

If you're a student at UC Berkeley, the Southside neighborhood is likely the spot you want to be. Aptly named for its location relative to the university, Southside sits directly south of campus. Fraternity, sorority, and general student housing surround Telegraph Avenue - a hub for some of the city's best restaurants, cafes, and bars. Southside flawlessly combines neighborhood, downtown, and college town into one of Berkeley's most desirable places to live.

TRANSIT



1 MIN.

BERKELEY R & P LINES
PIEDMONT AT CHANNING



1 MIN.

AC TRANSIT BUS 79
PIEDMONT AT CHANNING



8 MIN.

BART STATION
DOWNTOWN BERKELEY



84

WALK SCORE

Berkeley

UNIVERSITY OF CALIFORNIA

HAAS PAVILION

EDWARDS STADIUM



DOWNTOWN
BERKELEY
STATION

LAWRENCE HALL OF SCIENCE

THE GREEK THEATRE

CAL MEMORIAL STADIUM

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THE CAMPANILE

FREEHOUSE

caffè
strada
berkeley

RASPUTIN
MUSIC & MOVIES

CREAM



Peets Coffee



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