

**BERKSHIRE
HATHAWAY**
HOMESERVICES

Drysdale
Properties

COMMERCIAL ADVISORS

1220 6TH AVENUE

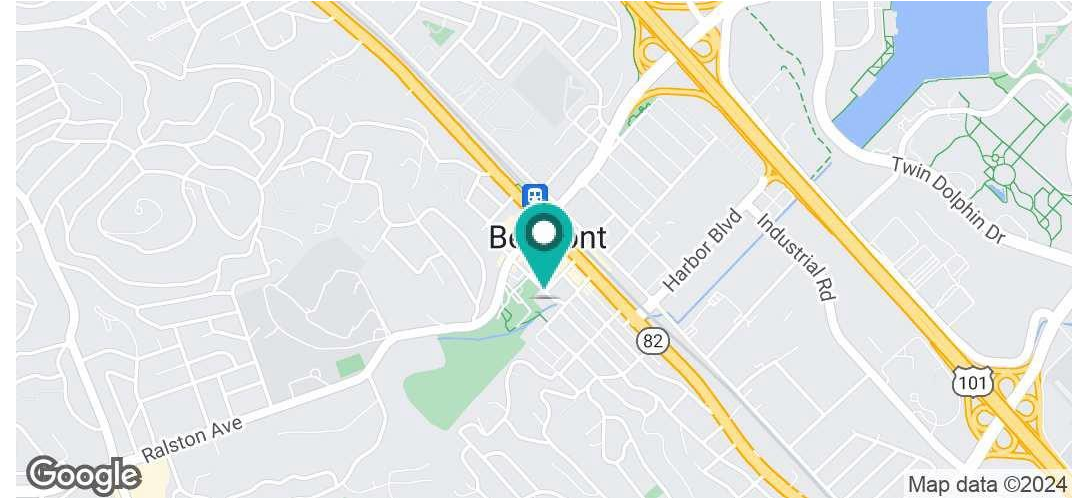
Belmont, CA 94002

Exclusively Represented By:
Jack Turturici
Senior Advisor
415 506 4782
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OFFERING MEMORANDUM

EXECUTIVE SUMMARY

FOR SALE



OFFERING SUMMARY

Price	\$3,561,442
Units	7
Lot Size	7,750 SF
Price / Unit	\$508,777
Price / SF	N/A
GRM	20.1
CAP Rate	3.05%
Occupancy	100%
NOI	\$108,624

HIGHLIGHTS

- Located in Downtown Belmont
- Near Belmont Police Station
- Near Shops and Restaurants
- One Block away from Public Transportation, Easy access to Highway 101 & 280
- Great Opportunity for buyers and developers

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Berkshire Hathaway HomeServices
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2425 California Street, San Francisco, CA 94114

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PROPERTY DESCRIPTION

FOR SALE



PROPERTY DESCRIPTION

INCREDIBLE DEVELOPMENT OPPORTUNITY!

The property, according to the city of Belmont planner should accommodate new 25-30 multi-family units consisting of studios and one-bedroom units up to 50-55 feet high.

Located in the heart of downtown Belmont next to Belmont City Hall and Belmont Police Department providing a convenient and secure environment. This is a fantastic opportunity for buyers or developers looking to invest in a well-located site that offers proximity to transportation, retail and essential services.

Directly across the street include Safeway, Starbucks, Peets Coffee, Toto's Pizza Parlor, Wells Fargo Bank, restaurants, yogurt shop, etc. One block away is El Camino Real with Sam Trans bus service and railway connections from San Francisco to San Jose. One block north is Ralston Ave with easy access to highways 101 and 280.

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INVESTMENT PROFILE

FOR SALE

Financial Overview

Price	\$3,561,442
Number of Units	7
Year Built	1949
Parking	6
Lot Size	7,750
Price Per Sq Ft	N/A
Price Per Unit	\$508,777
CAP Rate	3.05%
GRM	20.1
Pro Forma CAP	N/A
Pro Forma GRM	N/A

*Based on Current Rent Revenue and Expenses Provided by the Seller

Annualized Operating Data

Income	Current	Pro Forma
Scheduled Gross Income:	177,180	N/A
Less Vacancy Rate: @ 3%	5,242	N/A
Gross Operating Income:	169,478	N/A
Less Expenses:	68,556	N/A
Net Operating Income:	108,624	N/A

Estimated Annual Expenses

New Property Tax	1.2000%	39,192
Liability Insurance		6,288
Water		3,336
Recology		4,260
PG&E		4,560
Gardening		1,680
Management		9,240

Total Expenses **68,556**

% of EGI 43%

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RENT ROLL

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Unit	Type	Rent	Market Rent	Move In
Unit A	1bd/1ba	2,395		N/A
Unit B	Studio/1ba	2,085		N/A
Unit C	Studio/1ba	1,995		N/A
Unit D	Studio/1ba	2,195		N/A
Unit E	2bd/1ba	2,830		N/A
Unit F	Studio/1ba	2,150		N/A
Unit G	Office	1,100		N/A
Total Monthly		14,765		
Total Annual		177,180		

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PROPERTY PHOTOS

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CONFIDENTIALITY & DISCLAIMER

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The information contained in the offering is confidential, furnished solely for the purpose of review by a prospective purchaser of the subject property. The material is based in part upon information supplied and in part upon information obtained by Berkshire Hathaway Home Services from sources it deems reasonably reliable. No warranty or representation, expressed or implied, is made by the owner, Berkshire Hathaway Home Services, or any of their respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communications. Without limiting the generality of the foregoing, the information shall not be deemed a representation of the state of affairs of the subject property or constitute an indication that there has been no change in the business or affairs of the subject property since the date of preparation of the information. Prospective purchasers should make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous material located at the site.

The Offering Memorandum was prepared Berkshire Hathaway Home Services. It contains select information pertaining to the subject property and does not purport to be all inclusive or to contain all of the information which a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition and other factors beyond control and, therefore, are subject to material change or variation. An opportunity to inspect the subject property will be made available to qualified prospective purchasers.

In the Offering certain documents and other materials are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents. The Offering is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Berkshire Hathaway Home Services or the owner. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the subject property described herein.

The owner and Berkshire Hathaway Home Services expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offer to purchase the subject property and/or to terminate discussions with any party at any time with or without notice. The owner shall have no legal commitment or obligation to any interested party reviewing the Offering or making an offer to purchase the subject property unless a written agreement for the purchase of the subject property has been fully executed and delivered by the owner and such party and any conditions to the owner's obligations there under have been satisfied or waived and then only to the extent expressly provided for therein. Berkshire Hathaway Home Services is not authorized to make any representations or agreements on behalf of the owner.

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