

FOR SALE

2001 CENTER STREET

BERKELEY

Sale Price; \$9,500,000

Building Can Be
Delivered Vacant
Shortly After Close



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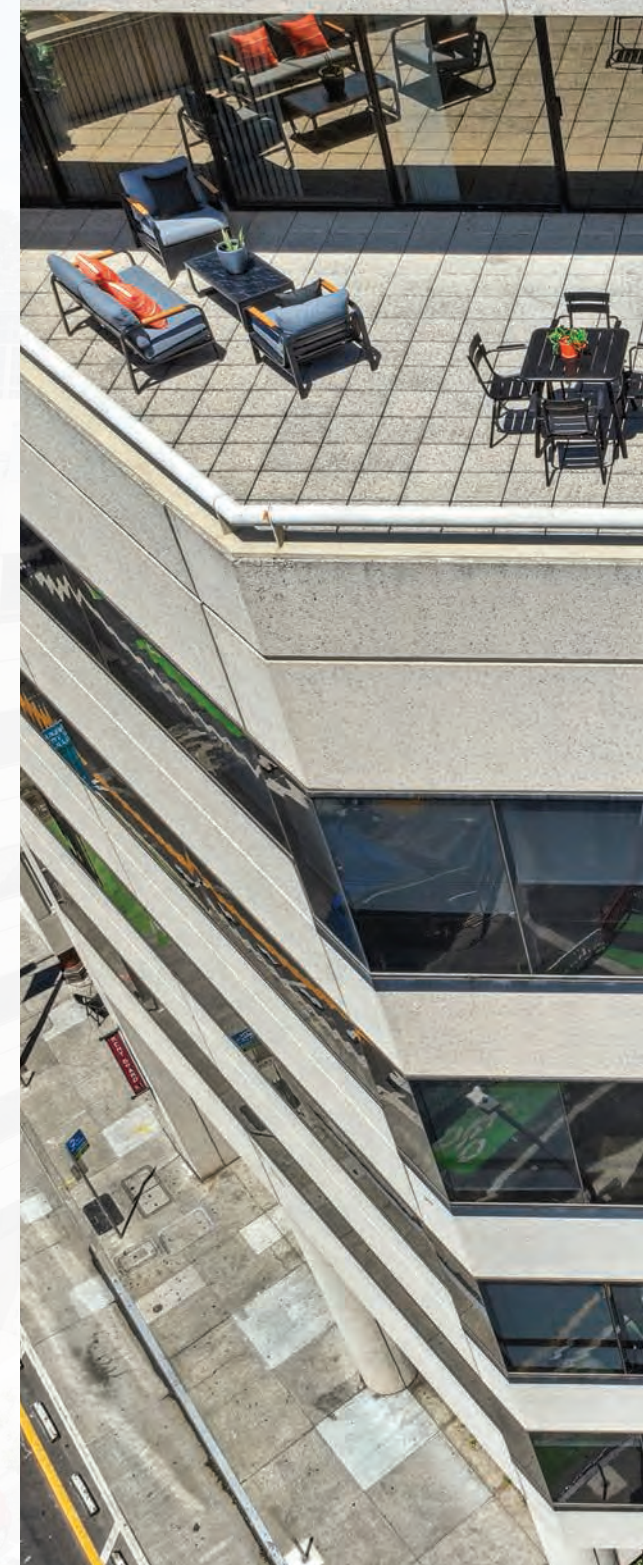
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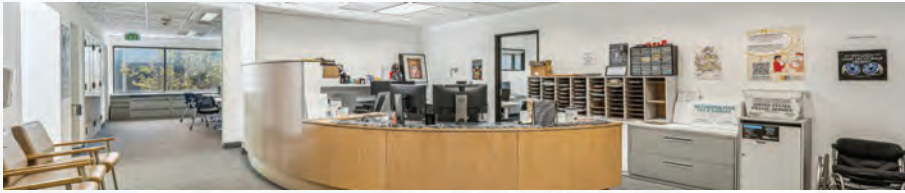


Prime Offering

Prime Downtown Berkeley Office Building

We are pleased to present the offering of a prestigious 30,590 square foot office building located in the heart of downtown Berkeley, at the highly sought-after corner of Center and Milvia streets. This exceptional seven-story property represents a unique investment opportunity in one of the Bay Area's most vibrant and dynamic commercial hubs.

Investment Highlights



Size and Structure

The building spans 30,590 square feet across seven stories, offering full floor suites that can be combined to serve a variety of tenants.



Premium Location

Situated at the intersection of Center and Milvia streets, this property benefits from excellent visibility and accessibility. The key Downtown Berkeley location is surrounded by numerous amenities, public transportation options, and a thriving business community that is bolstered by UC Berkeley.



Spectacular Top Floor Deck

The top floor features a stunning deck that provides breathtaking views of the Golden Gate Bridge, making it an ideal space for events, meetings, or a unique office environment.



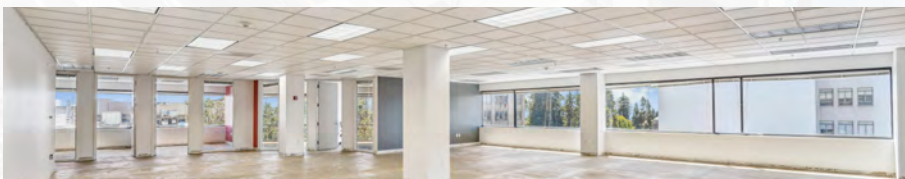
Current Tenants

The fourth floor is currently occupied by East Bay Community Law Center, ensuring immediate rental income for potential buyers.



Seller Leaseback Option

The seller is willing to lease back the third floor, providing additional income stability and a smooth transition for new ownership.



Ability to Deliver Vacant

Seller can deliver the entire building vacant shortly after closing if preferred by buyer.

Building Summary

BUILDING BASICS

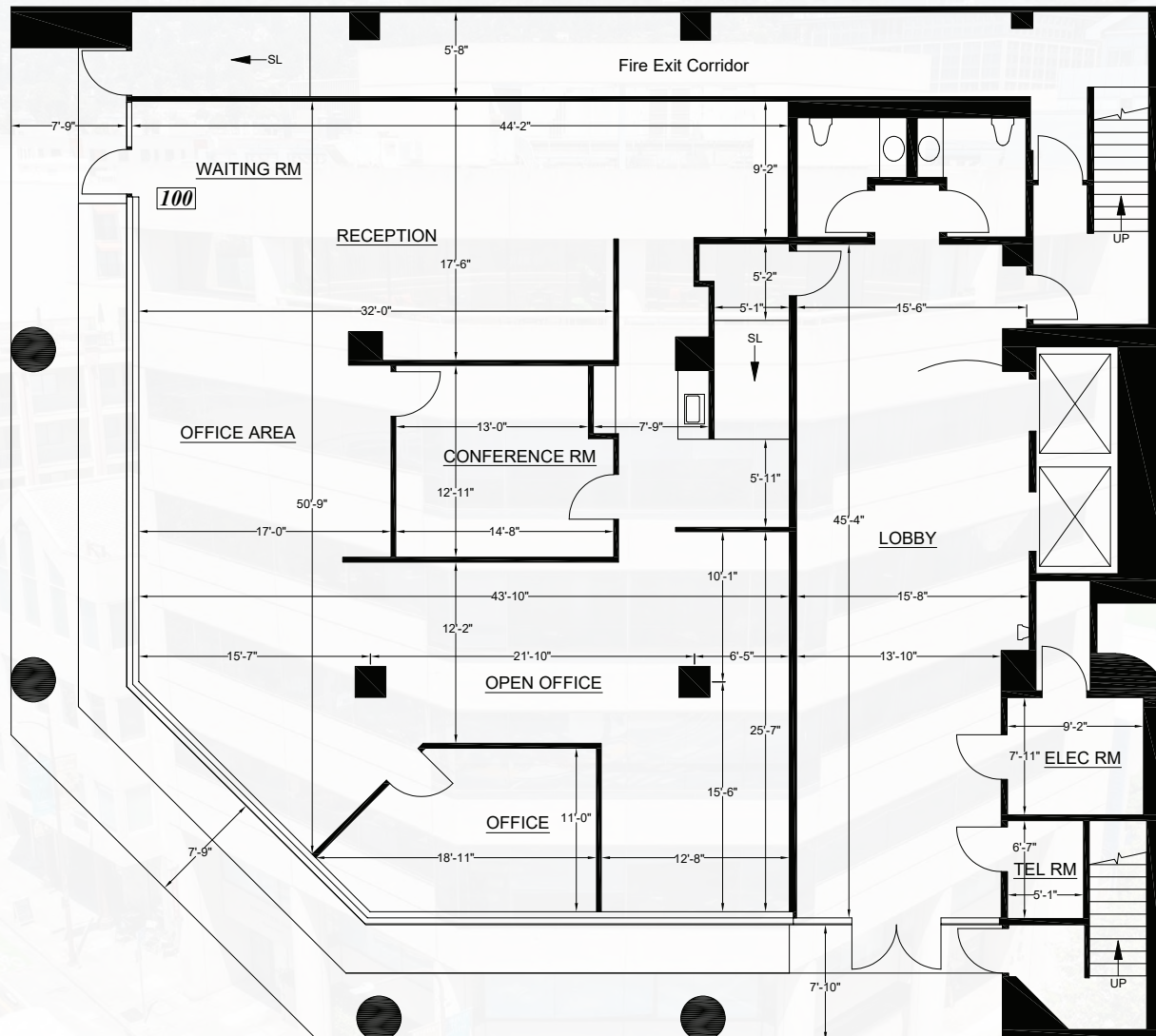
Address	2001 Center Street, Berkeley, CA
APN	57-2023-13
Size	30,590 SF
Land Area	5,700 SF (0.12 acres)
Year Built	1987
Zoning	C-DMU Core - Downtown Mixed Use
Parking	Numerous parking lots in the immediate vicinity

Floors

1st floor	2,560 SF	VACANT
2nd floor	4,195 SF	VACANT
3rd floor	4,790 SF	Occupied by Seller. Seller would consider staying on as a tenant or the suite can be delivered vacant within 60 days of close
4th floor	4,762 SF	Occupied by East Bay Community Law Center – Tenant has expressed interested in exploring an early termination of their lease. Lease Expiration: 6/30/28 with a 3 year Extension Option. Currently paying \$16,987 per month
5th floor	4,859 SF	VACANT
6th floor	4,863 SF	VACANT
7th floor	4,560 SF	VACANT



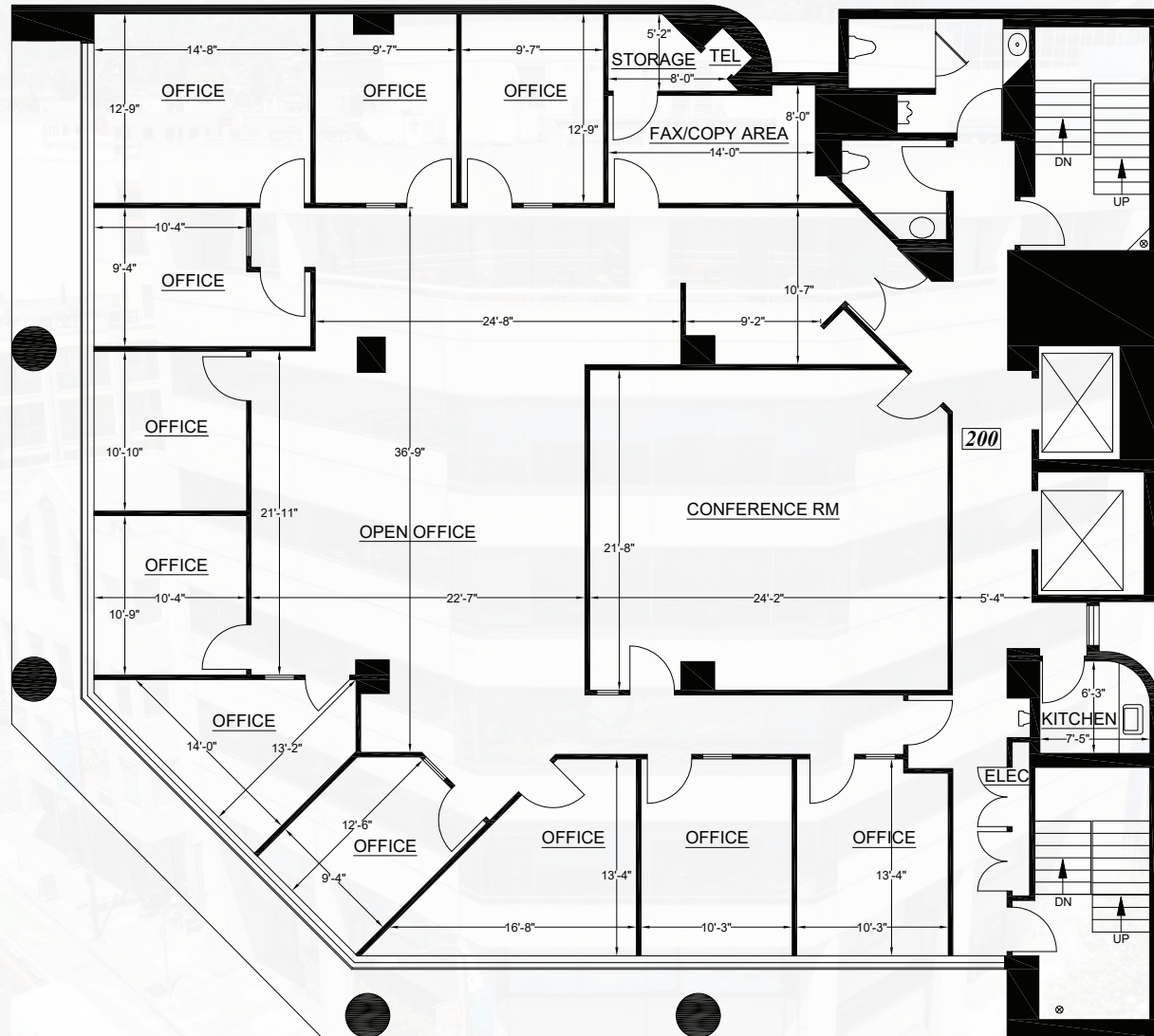
1st Floor | ±2,560 SF | VACANT



CENTER ST

2001
CENTER
STREET
BERKELEY

2nd Floor | ±4,195 SF | VACANT



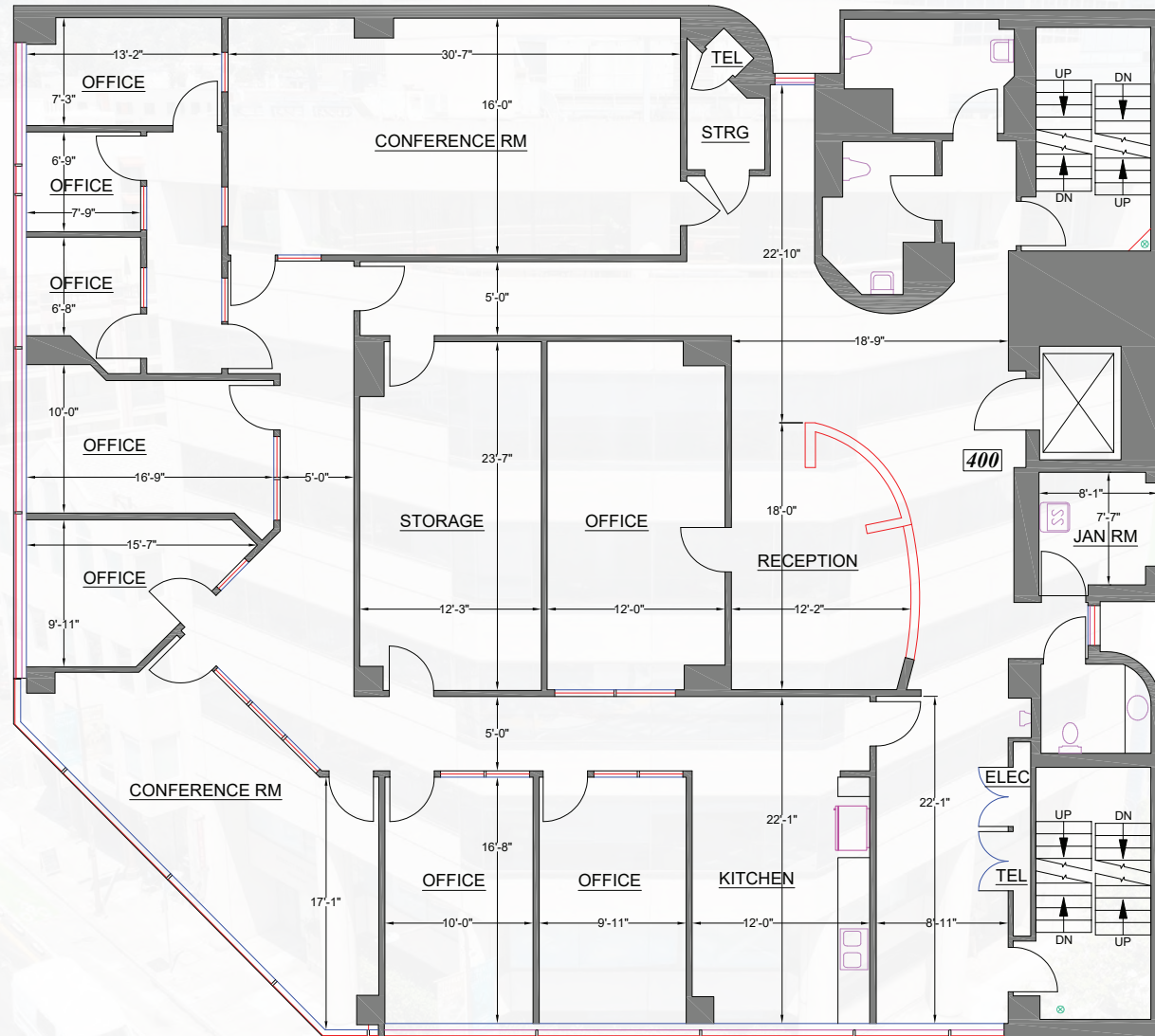
3rd Floor | ±4,790 SF

Occupied by Seller. Seller would consider staying on as a tenant or the suite can be delivered vacant within 60 days of close.

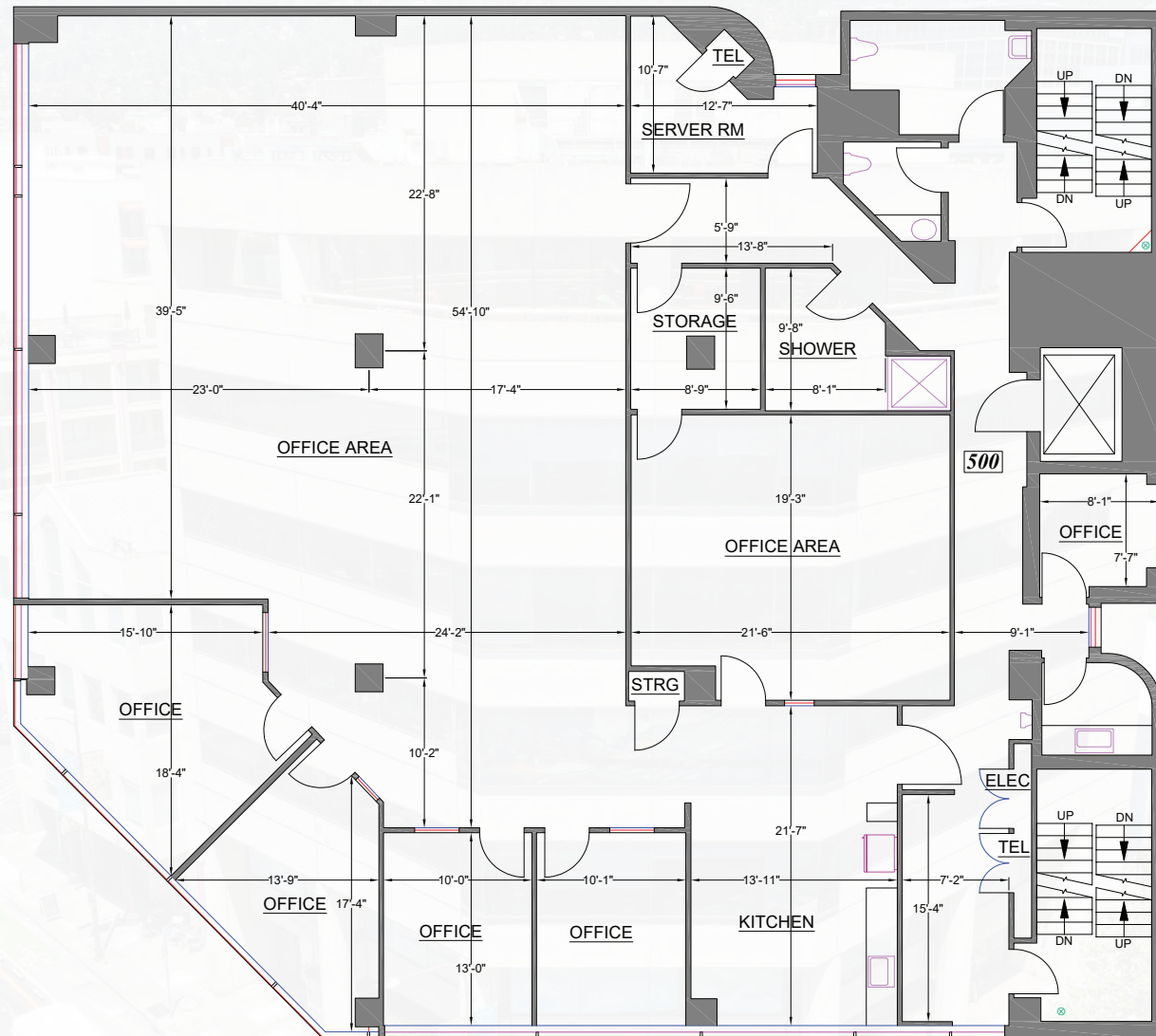


4th Floor | ±4,762 SF

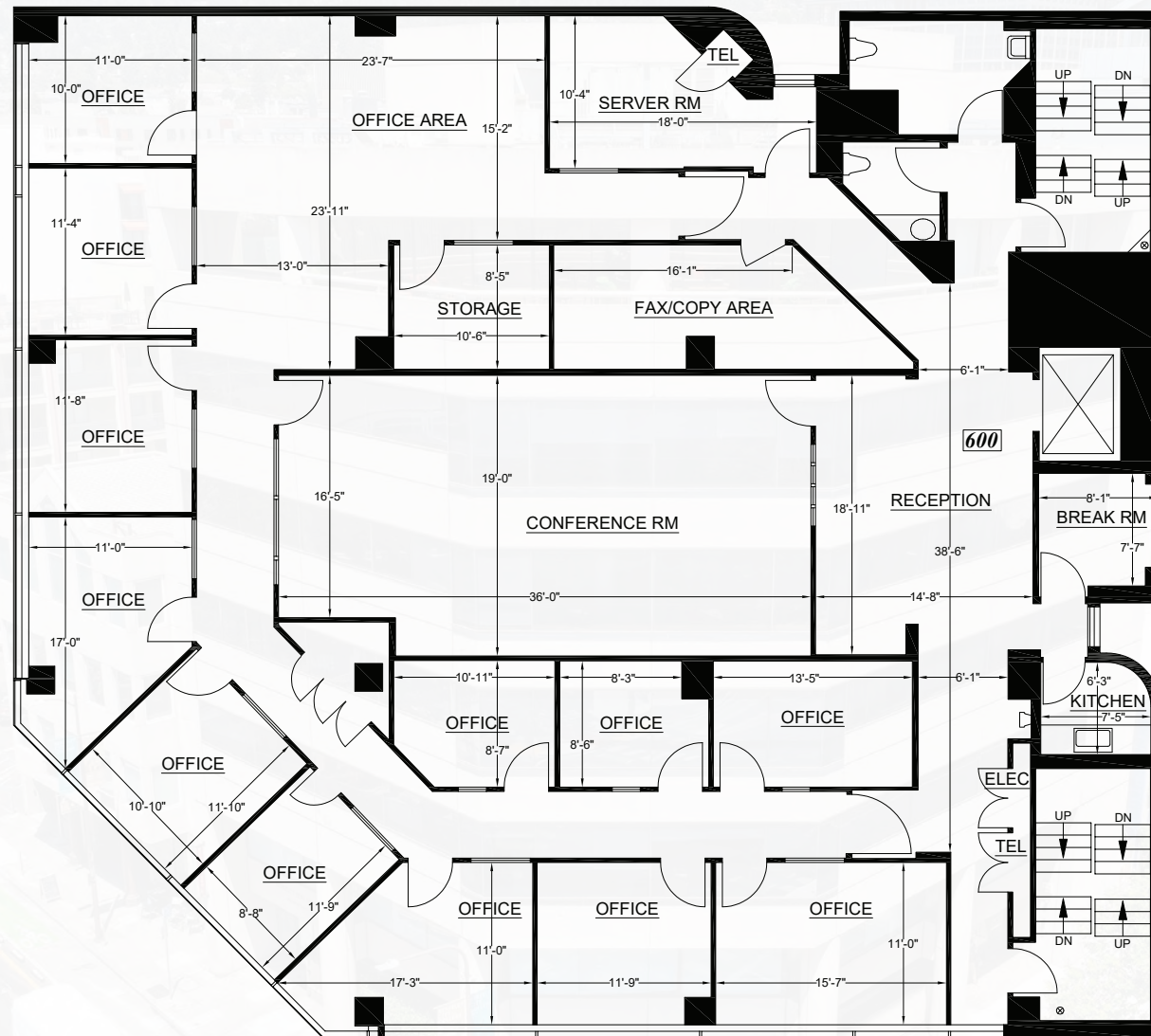
Occupied East Bay Community Law Center.



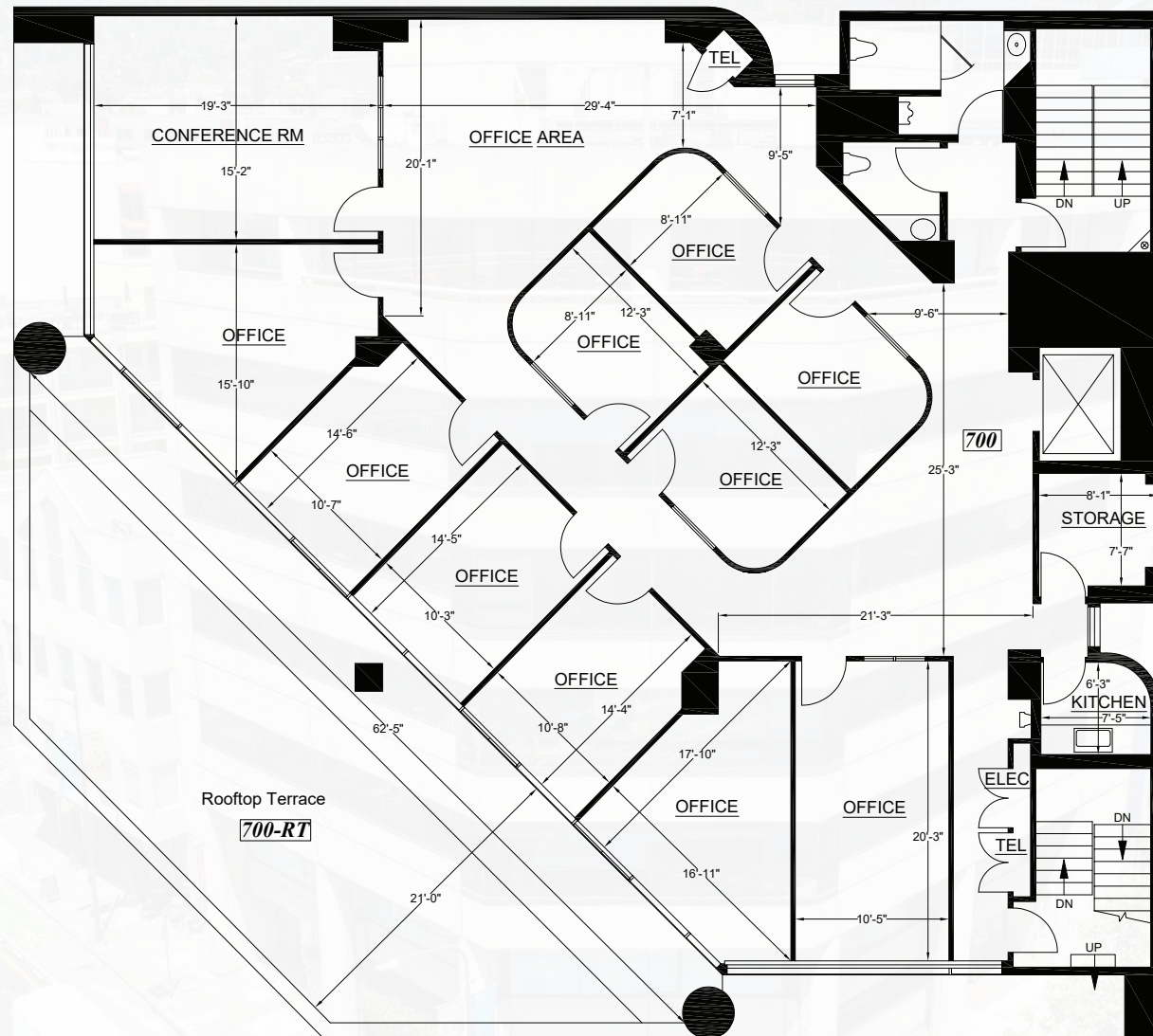
5th Floor | ±4,859 SF | VACANT



6th Floor | ±4,863 SF | VACANT



7th Floor | ±4,560 SF | VACANT



Property Gallery



Property Gallery



**2001
CENTER
STREET**
BERKELEY

Property Gallery



Own vs. Lease Comparison - SBA 504 Loan

2001 Center Street



Own the Building

Total Project Cost	\$9,500,000
Size (Square feet)	30,590
Total Price per Sq. Ft.	\$311

Start-Up Costs - Own

Cash Down Payment	10%	\$950,000
Estimated Bank Fees	1%	\$47,500
Estimated Other Fees		\$10,000
Total Est. Cash Required		\$1,007,500

Monthly Costs - Own

Yr. 1 Est Mortgage Payment	\$1.85 / SF	\$56,467
Yr. 1 Est. Operating Expense	\$0.30 / SF	\$17,680
Yr. 1 Est. Property Taxes	\$0.31 / SF	\$9,500
Rental Income - 9,553 SF	\$3.53 / SF	(\$33,722)
Yr. 1 Est. Depreciation Tax Shield*		(\$5,197)
Yr. 1 Est. Interest, Fee & Expense Tax Shield*		(\$23,051)
Yr 1 - Eff. Mo. Cash Outflow	\$0.71 / SF	\$21,677
Yr 10 - Eff. Mo. Cash Outflow**	\$0.66 / SF	\$20,229
Yr 15 - Eff. Mo. Cash Outflow**	\$0.60 / SF	\$18,473

*Est Tax Shield assumes buyer has a combined state and federal effective tax rate of 32%. Depreciation is estimated by assuming 80% of the assessed value is, depreciated straight-line over 39 years.

**Year 10 & 15 - Eff. Mo. Cash Outflow (own) assumes est. OpEx and est. property tax inflates annually at 3% and 2% respectively. Est. OpEx is estimated and Property Tax is

Forecasted Ownership Benefits

% Change in Mo. Pmt over 10 Years*	-7%
Est. Equity After 5 Years*	\$2,547,266
Est. Equity After 10 Years*	\$4,814,346
Est. Equity After 25 Years*	\$15,280,154

* Assuming an annual property appreciation of 2% less principal due (Own).

Est. Equity Growth of Ownership Calculation

Appreciated Property Value* (-)	Outstanding Loan Prin. (=)	Est. Equity Growth
Year 3 - \$9,883,800	\$8,126,872	\$1,756,928
Year 5 - \$10,283,106	\$7,735,840	\$2,547,266
Year 10 - \$11,353,379	\$6,539,034	\$4,814,346
Year 15 - \$12,535,048	\$4,946,574	\$7,588,474
Year 25 - \$15,280,154	\$0	\$15,280,154

*Inflated 2% a year starting with Total Project Cost in Yr. 1

Lease The Building

Monthly Base Rent	\$73,630
Size (Square feet)	21,037
Lease Rate per Sq. Ft. (Gross)	\$3.50

Start-Up Costs - Lease

Prepaid Lease	\$73,630
Security Deposit	\$73,630
Total Cash Required	\$147,259

Monthly Costs - Lease

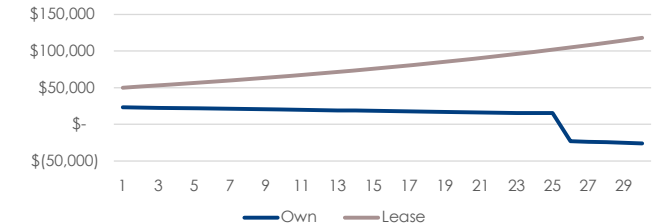
Yr. 1 Base Rent (Gross)	\$3.50 / SF	\$73,630
Yr. 1 Est. Rent Tax Shield*		(\$23,561)
Yr 1 - Eff. Mo. Cash Outflow	\$2.38 / SF	\$50,068
Yr 10 - Eff. Mo. Cash Outflow***	\$3.11 / SF	\$65,327
Yr 15 - Eff. Mo. Cash Outflow***	\$3.60 / SF	\$75,732

***Year 10 & 15 - Eff. Mo. Cash Outflow (lease) assumes 3% annual increases in base rent with est. OpEx and est. property tax inflates annually at 3% and 2% respectively

Forecasted Cost of Leasing at 3% Annual Increase

% Change in Mo. Pmt over 10 Years***	30%
Est. Equity After 5 Years	\$0.00
Est. Equity After 10 Years	\$0.00
Est. Equity After 25 Years	\$0.00

Mo. Cash Outflow Over Time



90% Financing Package	%	Loan Size	Term	Amortization	Rate	Monthly PMT
Bank 1st Mortgage	50%	\$4,750,000	25	25 Years	6.25%	\$ 31,334
SBA 504 2nd Mortgage*	40%	\$3,886,000	25	25 Years	6.04%	\$ 25,133
						\$ 56,467

*Includes financed SBA fee of \$86,000

SBA Fees are est. at 2.15% of 2nd mortgage plus \$3,500 in legal fees.

Blended Rate: The weighted average interest rate of both loans (blended) is:

6.16%

For more information contact us:

Your SBA 504 Experts

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TMC Financing is a nonprofit Certified Development Company (CDC) certified and regulated by the:



This analysis is intended to serve as a sample scenario. While we strive to ensure that the content is correct, we do not warrant the completeness or accuracy of the information. Please consult with a CPA and the listing broker to review details.

Amenities Map



RESTAURANTS

- 1 El Talpense Mexican Restaurant
- 2 Julia's Restaurant
- 3 Henry's Bar & Restaurant
- 4 Sizzling Lunch Berkeley
- 5 Pasta Bene
- 6 Great China
- 7 La Note
- 8 Revival Bar+Kitchen
- 9 Comal Next Door
- 10 Lucia's Berkeley
- 11 Imm Thai Street Food
- 12 Platano
- 13 The Noodle, Thai Restaurant
- 14 Crepevine Restaurants
- 15 Grégoire Restaurant
- 16 Agrodolce Osteria
- 17 Taste of the Himalayas
- 18 Da Lian Restaurant
- 19 Chez Panisse
- 20 Darband Mediterranean Restaurant
- 21 FatApple's Berkeley Restaurant and Bakery
- 22 Saul's Restaurant & Delicatessen
- 23 Lo Cocco's
- 24 Kamado Sushi
- 25 Tuk Tuk Thai
- 26 Take Eat Easy
- 27 Berkeley Thai House
- 28 Cal Gyro Mediterranean
- 29 Ippuku
- 30 Blue Bottle Coffee
- 31 Angeline's Luisiana Kitchen
- 32 Sweetgreen
- 33 The Butcher's Son Vegan Delicatessen & Bakery



SERVICES

- 1 BMO
- 2 U.S. Bank Branch
- 3 Mechanics Bank
- 4 Chase Bank
- 5 Wells Fargo Bank
- 6 Patelco Credit Union
- 7 Citi Bank
- 8 Bitway Inc



HOTELS

- 1 Bancroft Hotel
- 2 Graduate Berkeley
- 3 Berkeley City Club
- 4 Downtown Berkeley Inn
- 5 Hotel Shattuck Plaza
- 6 Residence Inn by Marriott Berkeley
- 7 Nash Hotel Berkeley Sather Hotel Berkeley
- 8 SenS Hotel



BART STATIONS

- 1 Downtown Berkeley

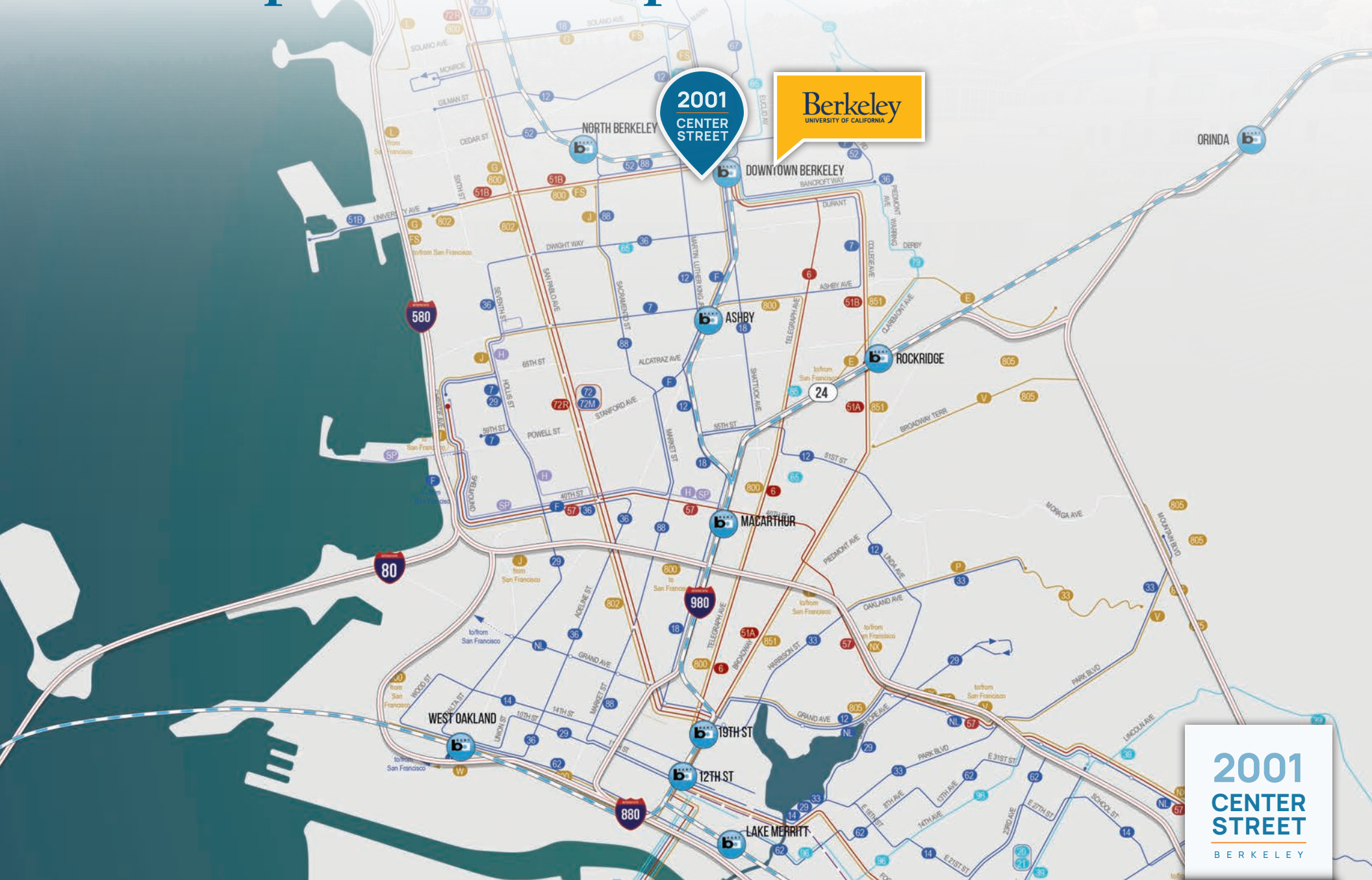


ENTERTAINMENT

- 1 Jaguar Karaoke Berkeley
- 2 Berkeley Playhouse
- 3 The Monkey House
- 4 Zellerbach Playhouse
- 5 Central Works
- 6 Berkeley Community Theater
- 7 Florence Schwimly Little Theater
- 8 The BreakRoom
- 9 Aurora Theatre Company
- 10 Berkeley Repertory Theatre
- 11 The UC Theatre Taube Family Music Hall
- 12 The Back Room
- 13 Redbox
- 14 Eco Ensemble
- 15 Hillside Club
- 16 The Greek Theatre
- 17 Cornerstone Craft Beer & Live Music

**2001
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BERKELEY

Transporation Map



2001
CENTER
STREET



2001
CENTER
STREET
BERKELEY

Tenant Overview



**EAST BAY
COMMUNITY**
LAW CENTER

East Bay Community Law Center's mission is to promote justice and build a community that is more secure, productive, healthy, and hopeful by providing legal services and policy advocacy that are responsive to the needs of low-income communities and law training that prepares future attorneys to be skilled and principled advocates, who are committed to addressing the causes and conditions of racial and economic injustice and poverty.

Confidentiality Disclosure

This Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of this Memorandum have remained the same. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller's sole discretion. Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Property has been fully executed and delivered by Seller and the Purchaser thereunder.

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