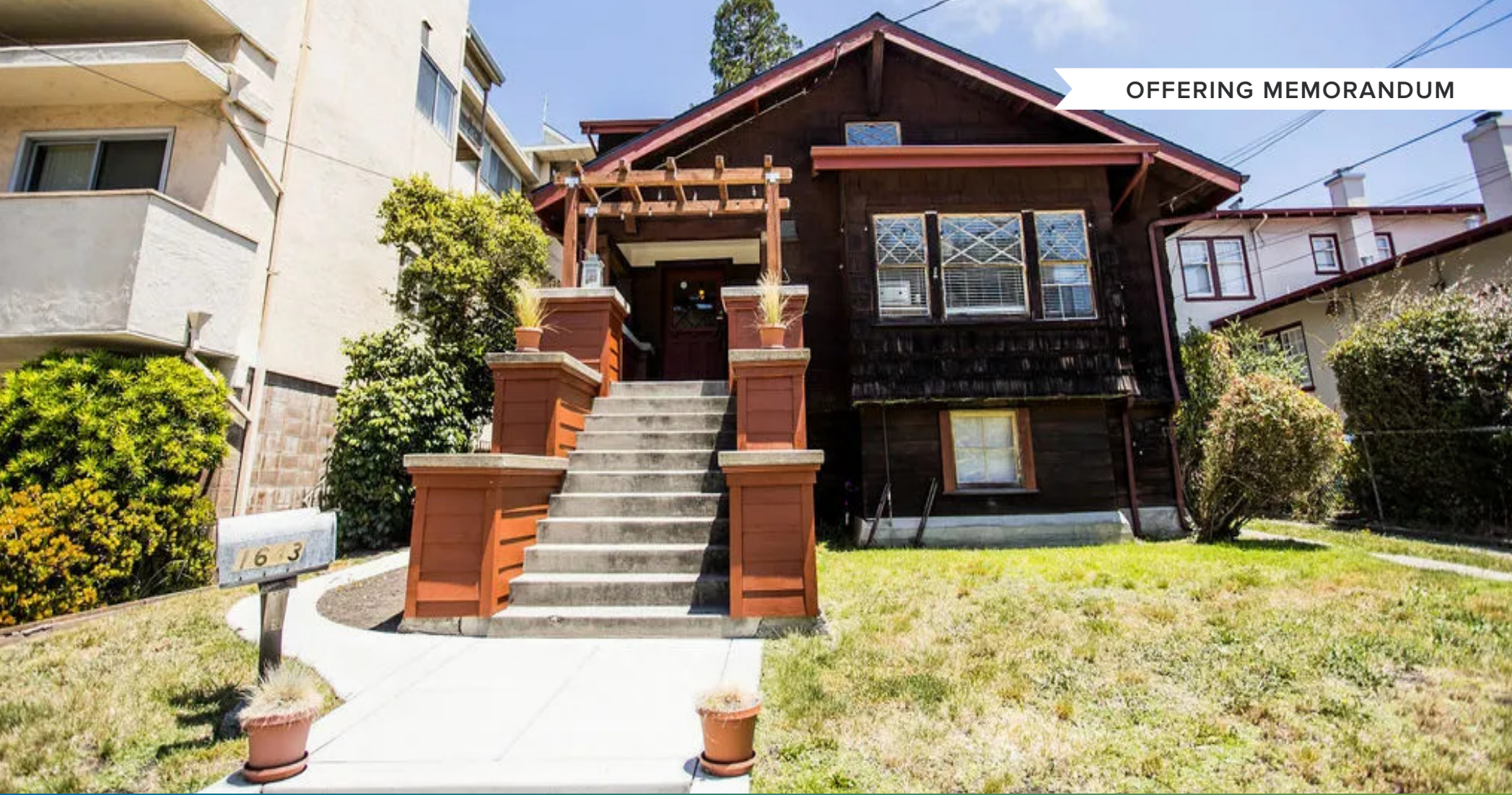


OFFERING MEMORANDUM



1643 Oxford Street

1643 OXFORD STREET, BERKELEY, CA 94709



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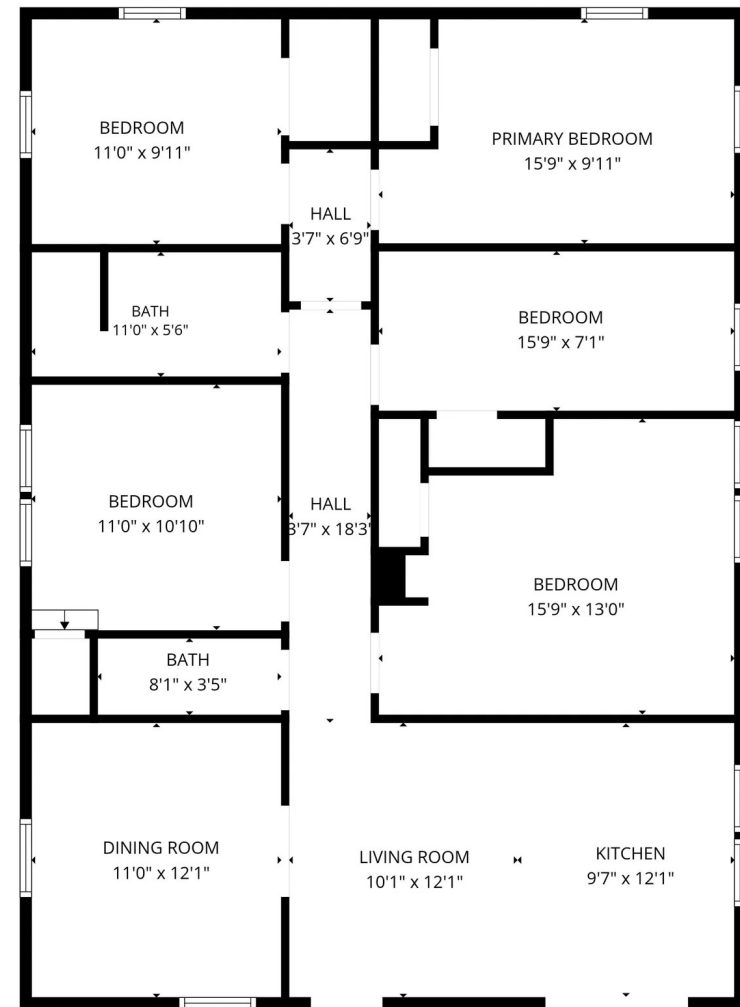
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A Craftsman Triplex Located 0.3 mi from UC Berkeley Campus

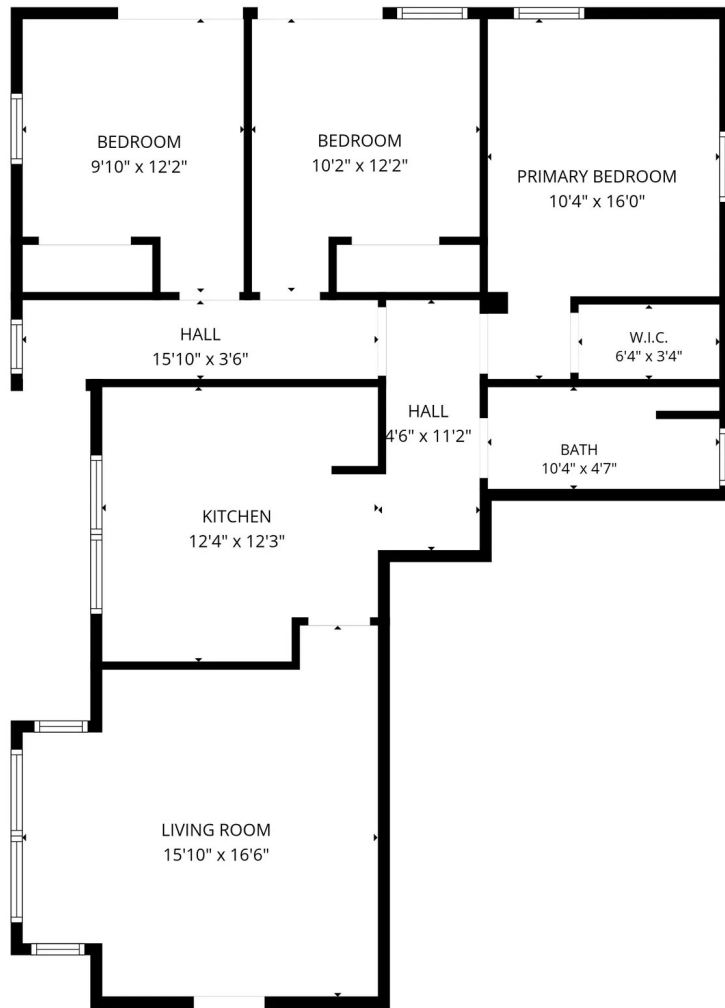


Unit C (vacant): 5bd/1.5ba with new kitchen and new floors



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Unit B (vacant): 3bd/1ba with original finishes and new carpets



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Well Maintained, New Roof, E3 Compliant Deck, Great Inspection Reports



Northside: Close to Upscale Dining, Grocery Stores & BART



Executive Summary

SALE PRICE

\$1,600,000

BUILDING SIZE

3,363 SF

CAP RATE

6.15%

Other Details

Offering Price:	\$1,600,000
Price / Unit:	\$533,333
Price / SF:	\$475.77
Number of Units:	3
NOI:	\$98,326
Cap Rate:	6.15%
GRM:	10.86
Market GRM:	10.14
Market Cap Rate:	6.76
Building Size:	3,363 SF
Lot Size:	6,210 SF
Year Built:	1913

Property Highlights

- High Demand Student Housing Asset Steps Away From The #1 Rated Public University
- Classic 1913 Craftsman Triplex in Desirable Northside Neighborhood
- Three (3) Units; Nine (9) Total Single Occupancy Bedrooms
- Two Units delivered vacant: (3bd/1ba) & (5bd/1.5ba)
- 4 parking spaces; W/D Laundry Connections in Basement
- New Roof; 2 of 3 Kitchens Renovated; New Carpets; Great Inspection Reports
- Close to the Original Peets Coffee, Chez Panisse and other iconic Berkeley Restaurants
- North Berkeley tends to attract graduate and hard sciences students (lower costs, higher margins)
- Limited new construction in Northside Neighborhood - - strengthening long term rent prospects

Financial Summary

Investment Overview	Current	Market
Price	\$1,600,000	\$1,600,000
Price per Unit	\$533,333	\$533,333
GRM	10.86	10.14
CAP Rate	6.15%	6.76%
Cash-on-Cash Return (yr 1)	1.95 %	5.04 %
Total Return (yr 1)	\$21,953	\$31,845
Debt Coverage Ratio	1.07	1.18
Operating Data	Current	Market
Gross Scheduled Income	\$147,300	\$157,800
Other Income	\$0	\$0
Total Scheduled Income	\$147,300	\$157,800
Vacancy Cost	\$4,419	\$4,734
Gross Income	\$142,881	\$153,066
Operating Expenses	\$44,554	\$44,847
Net Operating Income	\$98,326	\$108,218
Pre-Tax Cash Flow	\$6,235	\$16,127
Financing Data	Current	Market
Down Payment	\$320,000	\$320,000
Loan Amount	\$1,280,000	\$1,280,000
Interest Rate	6.0%	6.0%
Debt Service	\$92,091	\$92,091
Debt Service Monthly	\$7,674	\$7,674
Principal Reduction (yr 1)	\$15,718	\$15,718

Rent Roll

Unit Number	Unit Bed	Unit Bath	Unit Size (SF)	Lease Start	Current Rent	Current Rent (Per SF)	Market Rent	Market Rent/SF	Notes
A	1	1	700	06/01/2017	\$1,550	\$2.21	\$2,300	\$3.29	
B	3	1	1,150	vacant	\$4,000	\$3.48	\$4,000	\$3.48	
C	5	1.5	1,500	vacant	\$6,300	\$4.20	\$6,300	\$4.20	
Parking					\$375		\$500		
Laundry					\$50		\$50		
Totals/Averages			3,350		\$12,275	\$3.66	\$13,150	\$3.66	\$0.00

Income & Expenses

Income Summary		Current	Market	
Rental Income		\$147,300	\$157,800	
Gross Income		\$147,300	\$157,800	
Fixed Expenses		% Of Gross Income	Current	Market
Property Tax "1.2323% of purchase price"		13.4%	\$19,717	\$19,717
Special Assessments "Actual 2025-26"		6.3%	\$9,285	\$9,285
Insurance "Actual"		3.3%	\$4,892	\$4,892
Total		23.0%	\$33,894	\$33,894
Operational Expenses		% Of Gross Income	Current	Market
Maintenance and Reserves "Est. @ \$750/unit"		1.5%	\$2,250	\$2,250
Water/ Sewer "Estimate"		1.4%	\$2,032	\$2,032
Trash Removal "Estimate"		0.7%	\$1,051	\$1,051
Berkeley Rent Board Fees "\$404/unit"		0.8%	\$1,212	\$1,212
Business License "2.88% of gross rents"		2.8%	\$4,115	\$4,408
Total		7.2%	\$10,660	\$10,953
Gross Expenses		30.2%	\$44,554	\$44,847
Net Operating Income		66.8%	\$98,326	\$108,218

An aerial photograph of a university campus, featuring a prominent, tall, stone clock tower with a pointed roof and a clock face. The tower is the central focus, surrounded by various university buildings, green spaces, and trees. The background shows a cityscape and hills under a hazy sky. The overall tone is muted and professional.

SECTION 1

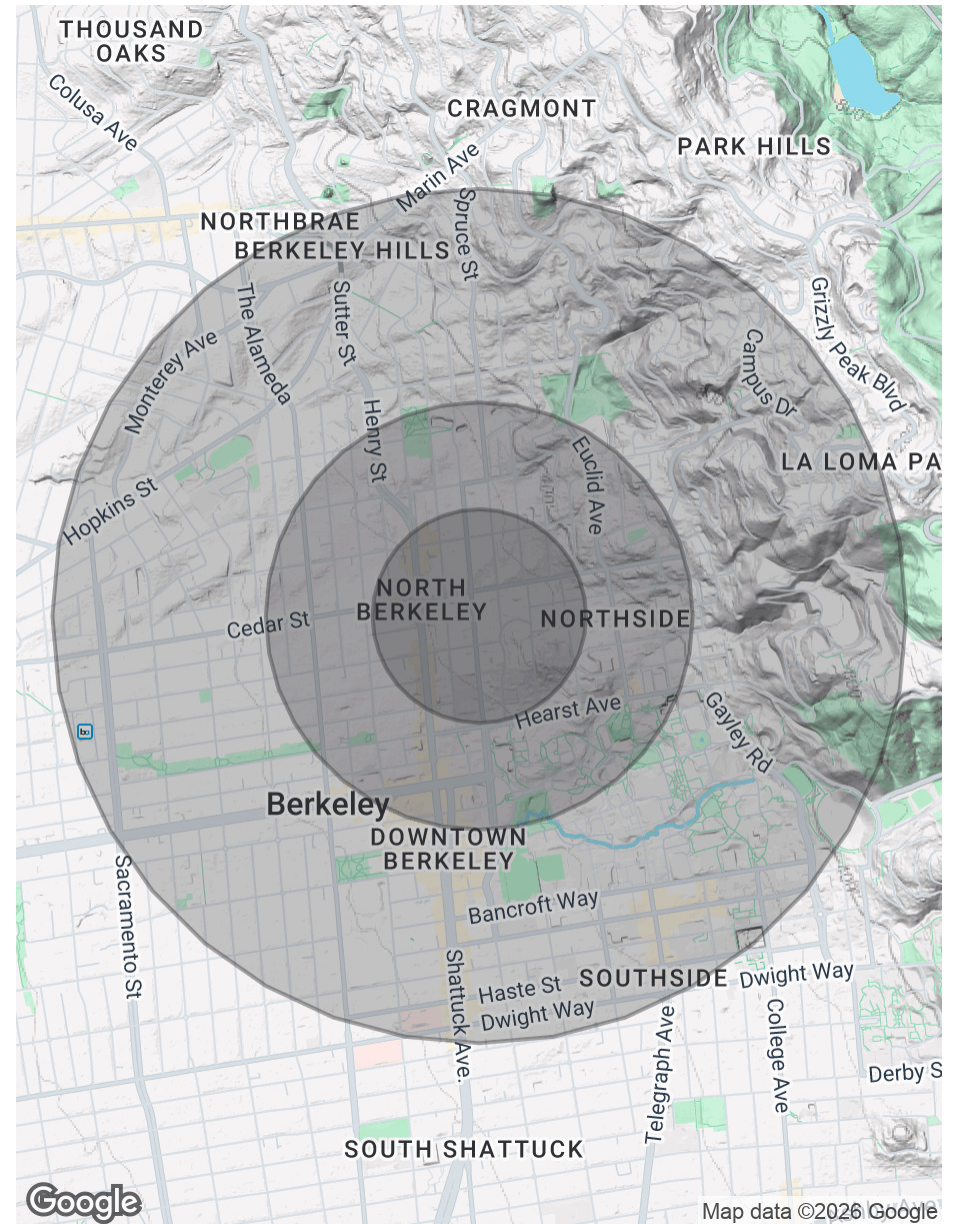
Demographics

Demographics Map & Report

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	4,235	12,450	44,811
Average Age	34.0	34.9	33.4
Average Age (Male)	34.2	35.1	32.7
Average Age (Female)	35.5	35.7	34.3

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	2,067	5,849	16,755
# of Persons per HH	2.0	2.1	2.7
Average HH Income	\$127,269	\$139,579	\$146,080
Average House Value	\$1,381,356	\$1,410,014	\$1,442,598

2023 American Community Survey (ACS)





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GLOBAL REACH. LOCAL EXPERTISE.

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