



ARA
A Newmark Company



CONTACT INFORMATION

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ARA OFFICE LOCATION 655 Montgomery Street, Suite 1705, San Francisco, CA 94111

1620 SHATTUCK AVE

**A 4-UNIT MIXED USE INVESTMENT OPPORTUNITY
IN THE GOURMET GHETTO OF BERKELEY CA**

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The information contained herein is strictly confidential, furnished solely for the purpose of considering the acquisition of the property described herein and is not to be used for any other purpose or made available to any other person without the expressed written consent of ARA Newmark.

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The Seller shall have no legal commitment or obligations to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until such offer for the Property is approved by the Seller, and any conditions to the Buyer's obligations there under have been satisfied or waived.

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OFFERING MEMORANDUM

OFFERING SUMMARY

PRICE	\$995,000
PRICE PER SF	\$487

LOCATION HIGHLIGHTS

Excellent Gourmet Ghetto location in North Berkeley

Half Mile to UC Berkeley Campus & Downtown Berkeley BART Station

95 WalkScore to local eateries, grocers, & shopping along Shattuck. 94 BikeScore with mostly flat, marked bike lanes.

SITE INFORMATION

PROPERTY ADDRESS	1620 Shattuck Ave, Berkeley, CA 94709
PARCEL #	058-2173-004
YEAR BUILT	1940
PROPERTY SIZE	1,698 SF per Berkeley Parcel Report
USE DESCRIPTION	STORE 1ST FLR W/ OFF/APTS
BUILDING SIZE	+/- 2,044 SF per Berkeley Parcel Report
TOTAL UNITS	(2) Commercial Units on Ground Floor (2) 1BR x 1BA Units on Second Level



OFFERING MEMORANDUM

CONSTRUCTION INFORMATION

FOUNDATION	Slab
FRAMING MATERIAL	Wood Frame
SIDING	Stucco
ROOF	Flat
STAIRS	Interior - Wood
ELECTRICAL	Breakers with Copper Wiring
PLUMBING	Copper & Galvanized
HOT WATER	Commercial - 2 Tankless Systems Residential - Individual 30 Gal
AIR CONDITIONING	None
HEATING	Residential - Wall Furnaces

UTILITIES INFORMATION

ELECTRICITY	Paid by Resident
GAS	Paid by Resident
WATER & SEWER	Paid by Resident
TRASH	Paid by Landlord



OFFERING MEMORANDUM



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*Source, ESRI 2016

1620 SHATTUCK AVE, BERKELEY
OFFERING MEMORANDUM

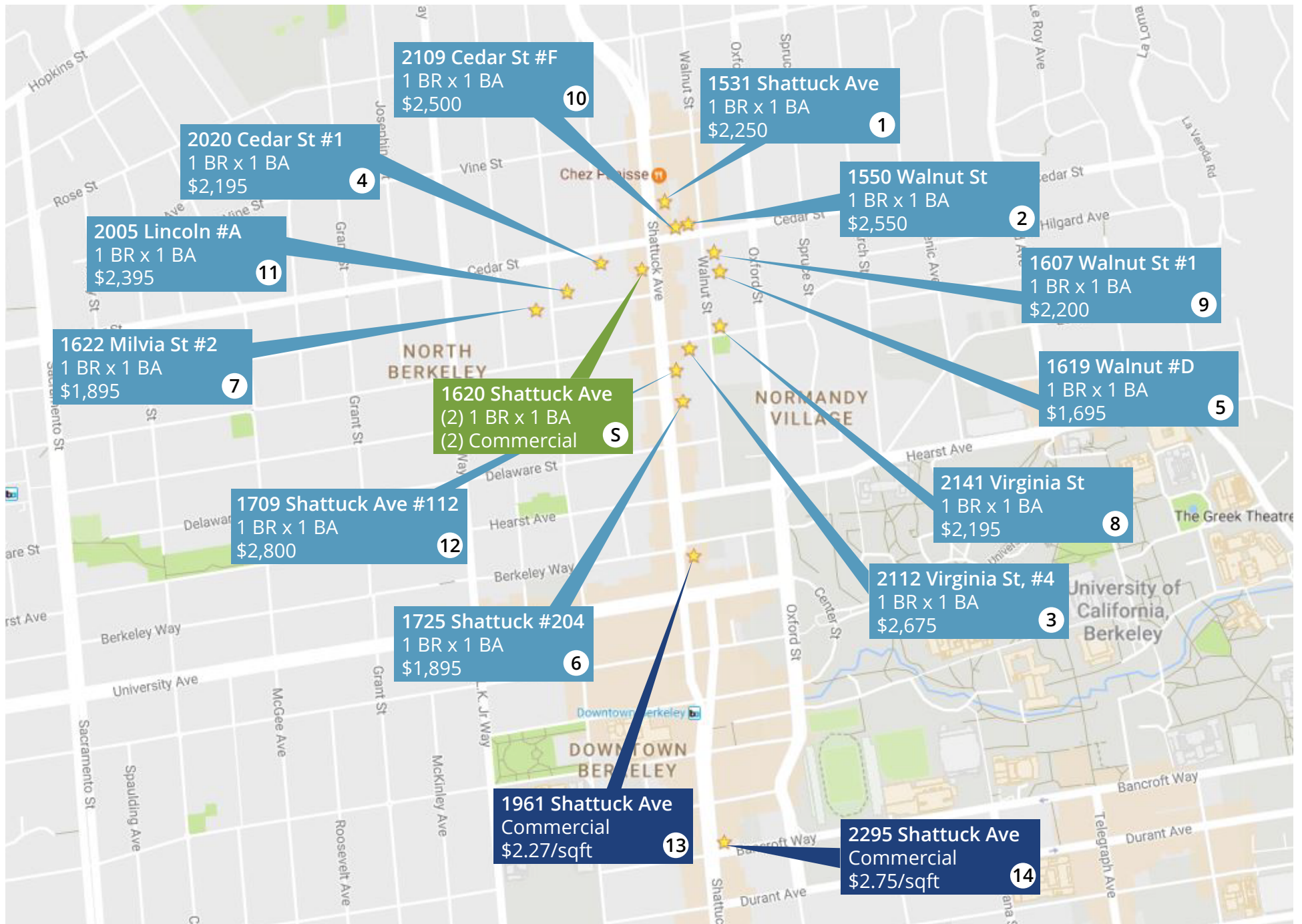
RENT COMPARABLES

The rent survey is a sample set of current inventory available in the market and is meant to identify where the subject property fits within the market spectrum of units based on location, vintage, condition of the unit and amenities offered.

Comp #	Location	Unit Type	Rent	Lease Date	Notes
1	1531 Shattuck Ave	1 BR x 1 BA	\$2,250	Available	Renovated Kitchen, wood flooring, balcony
2	1550 Walnut St	1 BR x 1 BA	\$2,550	Available	Unrenovated - carpet throughout, balcony
3	2112 Virginia St, #4	1 BR x 1 BA	\$2,675	Available	Not Renoveated - 755 Sq Ft - wood flooring
4	2020 Cedar St #1	1 BR x 1 BA	\$2,195	2/4/2017	Per Berkeley Rent Board
5	1619 Walnut #D	1 BR x 1 BA	\$1,695	11/18/2016	Per Berkeley Rent Board
6	1725 Shattuck #204	1 BR x 1 BA	\$1,895	10/15/2016	Per Berkeley Rent Board
7	1622 Milvia St #2	1 BR x 1 BA	\$1,895	8/1/2016	Per Berkeley Rent Board
8	2141 Virginia St	1 BR x 1 BA	\$2,195	8/1/2016	Per Berkeley Rent Board
9	1607 Walnut St #1	1 BR x 1 BA	\$2,200	7/16/2016	Per Berkeley Rent Board
10	2109 Cedar St #F	1 BR x 1 BA	\$2,500	7/15/2016	Per Berkeley Rent Board
11	2005 Lincoln #A	1 BR x 1 BA	\$2,395	7/1/2016	Per Berkeley Rent Board
12	1709 Shattuck Ave #112	1 BR x 1 BA	\$2,800	7/1/2016	Per Berkeley Rent Board
Comp Totals/Avg.			\$2,270		

Comp #	Location	Unit Type	Rent/SqFt	Sqft	Lease Date	Notes
13	1961 Shattuck Ave	Commercial	\$2.27	1,280	Available	Modified Gross Lease
14	2295 Shattuck Ave	Commercial	\$2.75	1,525	Available	NNN - Street Retail across from UC campus
Comp Totals/Avg.			\$2.51	1,403		

RENT COMPARABLES



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RENT ROLL

Unit	Unit Type	Actual Rent	Market Rent	Term
1624	1 BR x 1 BA	\$1,032	\$1,750	Month-to-Month
1626	1 BR x 1 BA	\$1,145	\$1,750	Month-to-Month
1620	Commercial	\$1,068	\$2,400	See Below
1622	Commercial	\$1,014	\$2,400	See Below
AVERAGE		\$1,065	\$2,075	
TOTAL		\$4,258	\$8,300	

Unit	Unit Type	Lease Type	Expiration	Options	Annual Increase
1620	Commercial	Modified Gross	12/31/2025	None	CPI
1622	Commercial	Modified Gross	12/31/2025	None	CPI

The above information is believed to be accurate based on the original leases and supplementals provided, but no representation is being made with regard to its accuracy or completeness.



UNDERWRITING

	PRO FORMA -CURRENT RENTS		PRO FORMA -MARKET RENTS	
	ACTUAL	PER MONTH	ACTUAL	PER MONTH
INCOME				
GROSS POTENTIAL RENT - RESIDENTIAL	\$26,118	\$2,176	\$42,000	\$3,500
GROSS POTENTIAL RENT - RETAIL	\$24,984	\$2,082	\$57,600	\$4,800
GROSS POTENTIAL RENT	\$51,102	% GPR \$4,258	\$99,600	% GPR \$8,300
Less: VACANCY - RESIDENTIAL	(\$1,306)	-5.0%	(\$2,100)	-5.0%
Less: RETAIL VACANCY	(\$1,249)	-5.0%	(\$2,880)	-5.0%
TOTAL INCOME	\$48,546	\$4,046	\$94,620	\$7,885
EXPENSES				
ADMINISTRATIVE	\$1,640	\$137	\$2,165	\$180
TURNOVER (res only)	\$600	\$50	\$600	\$50
REPAIRS & MAINTENANCE (res only)	\$700	\$58	\$700	\$58
UTILITIES	\$4,465	\$372	\$4,465	\$372
TOTAL CONTROLLABLE EXPENSES	\$7,406	\$617	\$7,930	\$661
INSURANCE	\$1,100	\$92	\$1,350	\$113
REAL ESTATE TAXES	\$12,107	1.22%	\$12,107	1.22%
SPECIAL ASSESSMENTS	\$3,613	\$301	\$3,613	\$301
TOTAL OPERATING EXPENSES	\$24,226	\$2,019	\$25,000	\$2,083
CAPEX / RESERVES	\$500	\$42	\$500	\$42
TOTAL EXPENSES	\$24,726	\$2,060	\$25,500	\$2,125
NOI AFTER RESERVES	\$23,821	\$1,985	\$69,120	\$5,760



ALSO AVAILABLE FOR SALE

1520 HENRY STREET, BERKELEY, CALIFORNIA

Offered at \$1,195,000.00

*The Property is currently leased on a month-to-month basis at \$3,670 per month



Built: 1905
4 Bedrooms
2 Bathrooms
House: 1,623 SQ. FT.
Lot: 6,075 SQ. FT.
Zoning: R-2A

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TIMELESS EDWARDIAN HOME LOCATED AT THE EDGE OF BERKELEY'S LEGENDARY "GOURMET GHETTO" WITH EASY ACCESS TO TRANSPORTATION, SHOPPING, AND FINE DINNING. THE HOME HAS BEEN OWNED BY ONE FAMILY FOR MANY YEARS WHILE IT HAS BEEN USED AS RENTAL HOUSING WITH MAINTAINCE HAVING BEEN PERFORMED WHEN NEEDED. THE BASIC SYSTEMS, THE KITCHEN, AND BATHS ARE OLDER. THE LOT IS LEVEL AND SUNNY, AND THERE IS A DETACHED GARAGE AND AMPLE OFF STREET PARKING.

LISTED BY: PACIFIC UNION REAL ESTATE: 510-982-4400 AND ARA NEWMARK INC. 415-273-2177





More information is available on our website at:
<http://arasa.listinglab.com/1620ShattuckAvenue>



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THAT DELIVER RESULTS.**

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