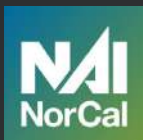




2120 Grant Street

2120 GRANT STREET, BERKELEY, CA 94703



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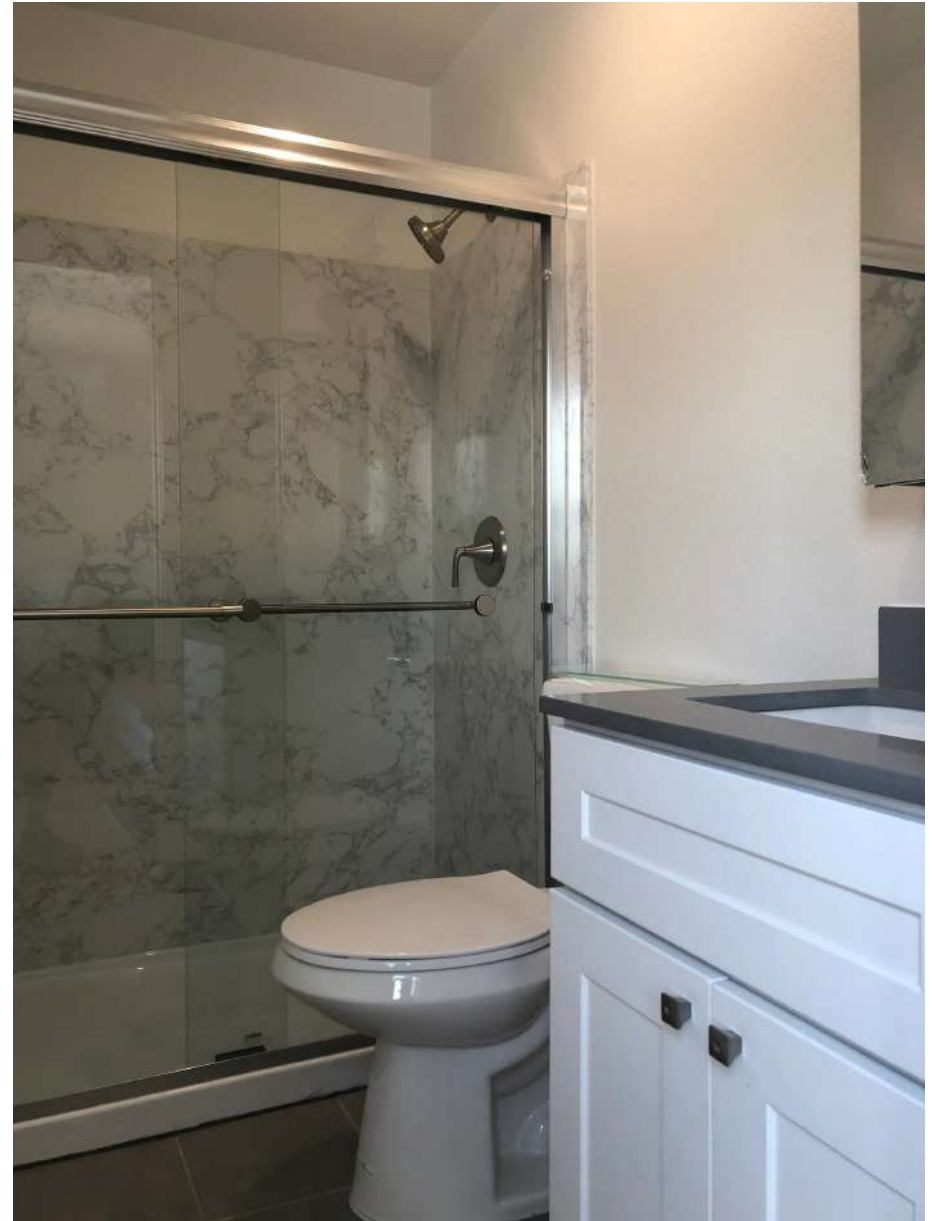
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Table of Contents

PROPERTY INFORMATION	4
LOCATION INFORMATION	7
FINANCIAL ANALYSIS	10
SALE COMPARABLES	15
DEMOGRAPHICS	20



SECTION 1

Property Information

Executive Summary

SALE PRICE
\$3,800,000

BUILDING SIZE
7,347 SF

CAP RATE
6.33%

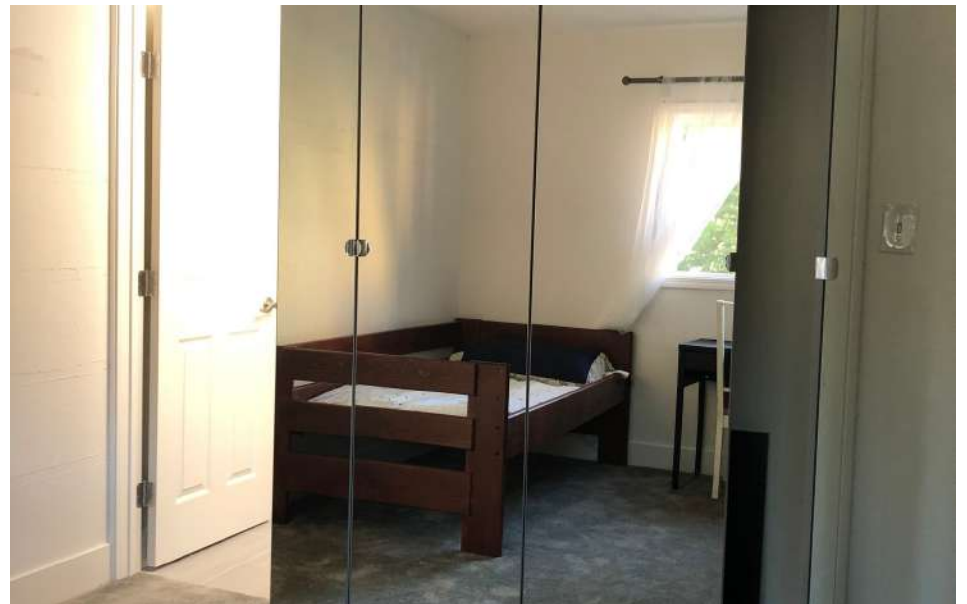
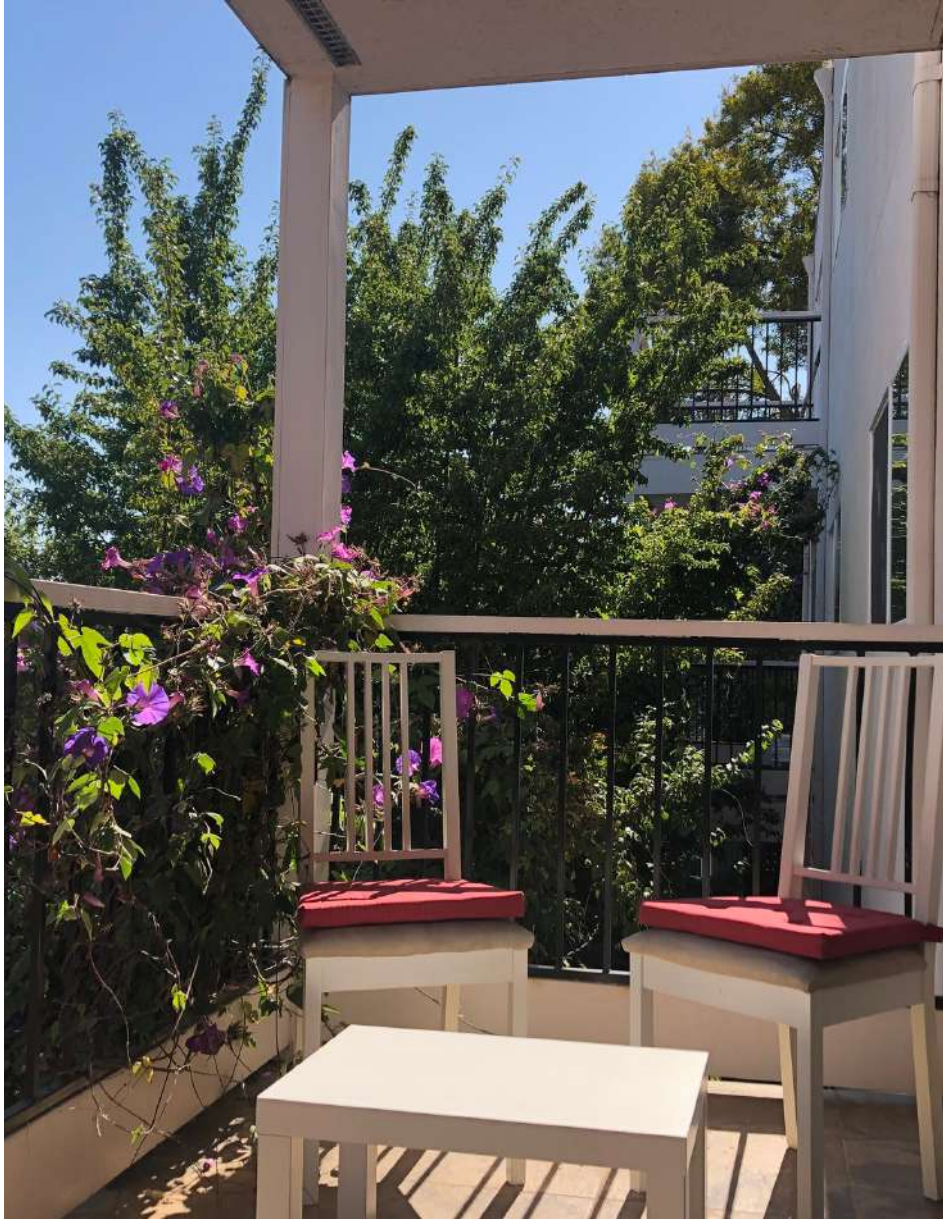
Other Details

Offering Price:	\$3,800,000
Price / Unit:	\$422,222
Price / SF:	\$517.22
Number of Units:	9
NOI:	\$240,434
Cap Rate:	6.33%
GRM:	10.34
Building Size:	7,347 SF
Lot Size:	6,500 SF

Property Highlights

- 7,347 square foot building
- 9 units
- Prime location in Berkeley
- Modern and comfortable living spaces
- Potential for long-term rental income
- Attractive investment opportunity
- Meticulously maintained property
- Ideal choice for Multifamily/High-Rise investors

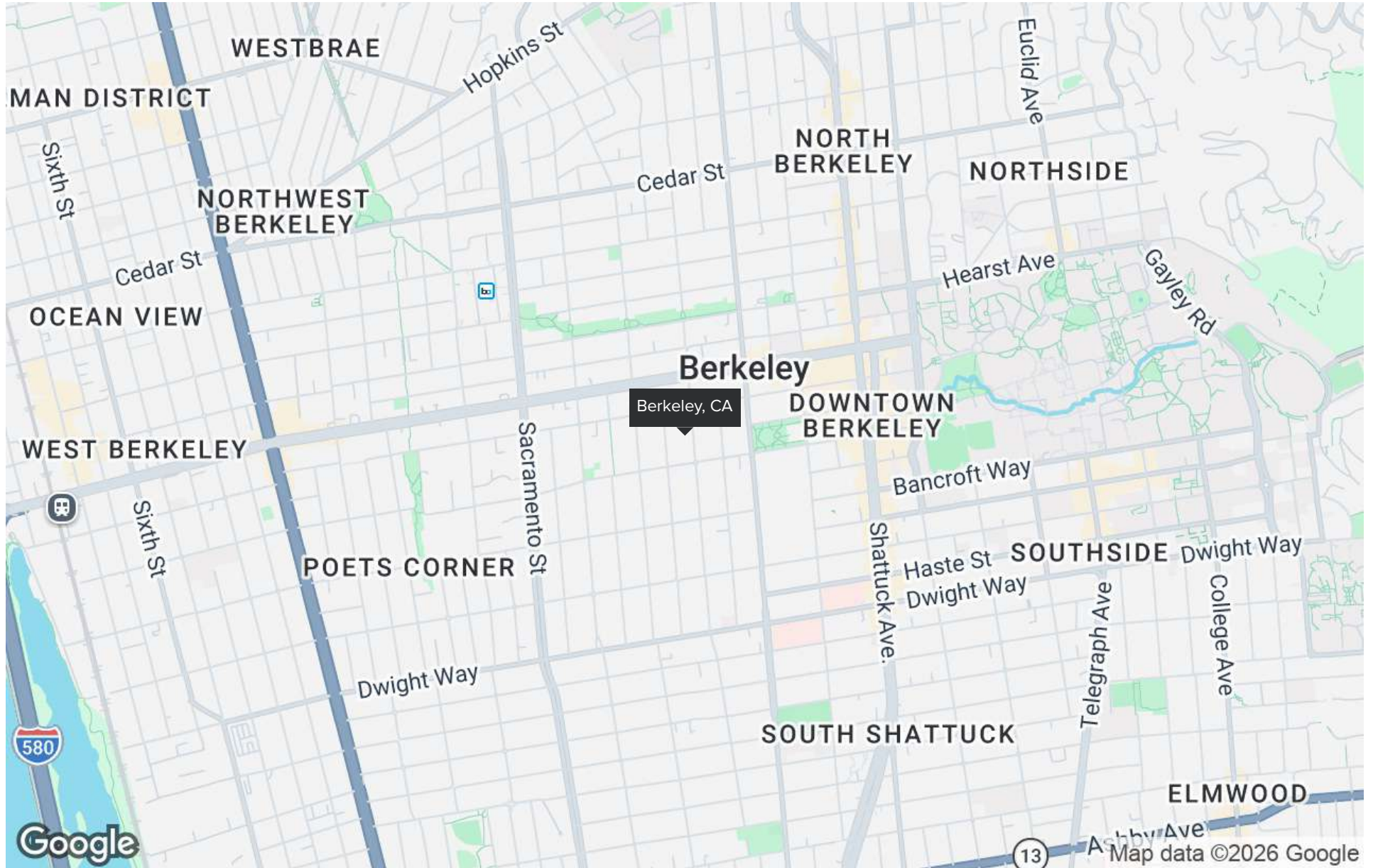
Additional Photos



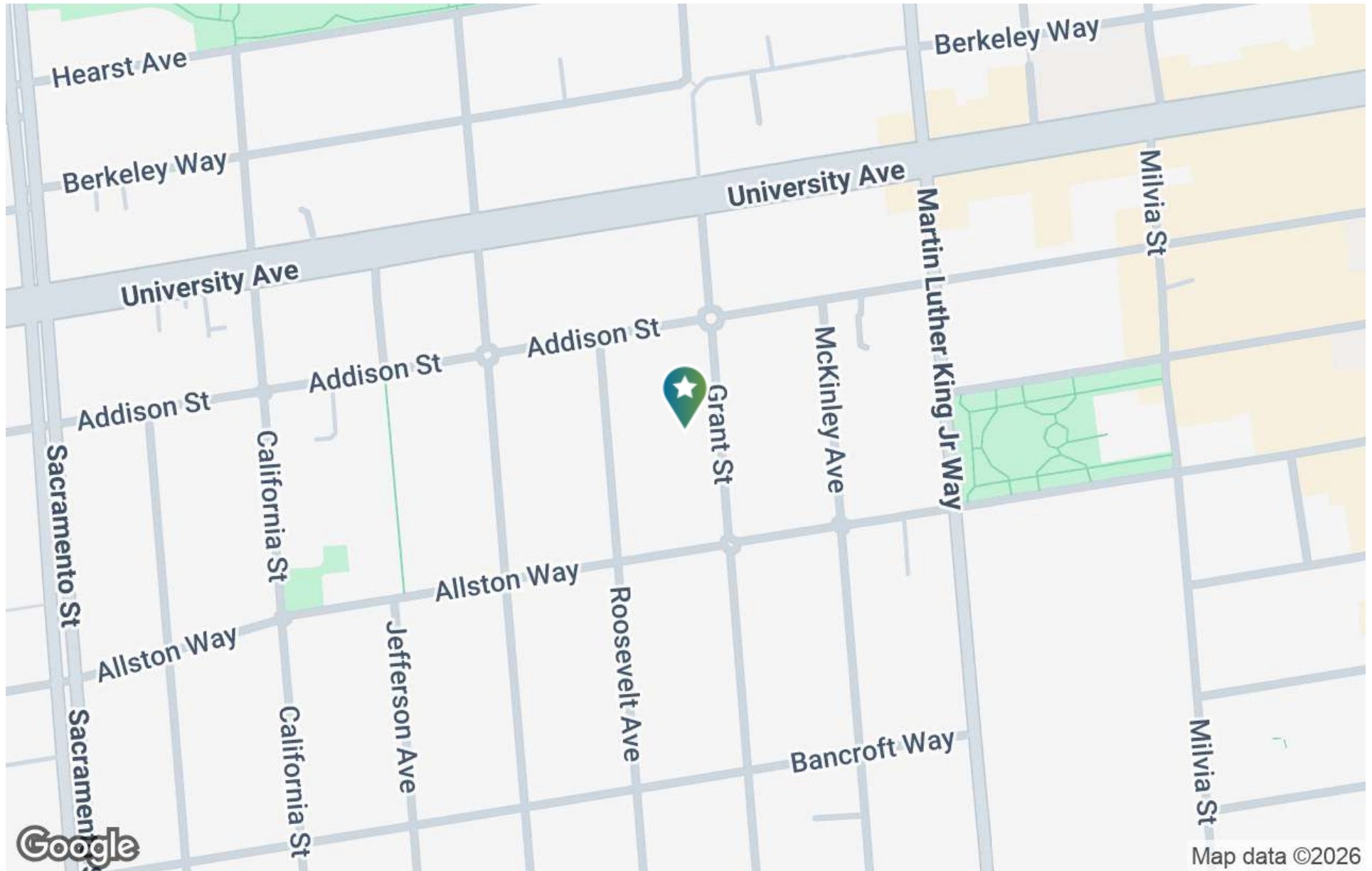
SECTION 2

Location Information

Regional Map



Location Map



SECTION 3

Financial Analysis

Financial Summary

Investment Overview

Price	\$3,800,000
Price per Unit	\$422,222
GRM	10.34
CAP Rate	6.33%
Cash-on-Cash Return (yr 1)	4.84 %
Total Return (yr 1)	\$97,236
Debt Coverage Ratio	1.39

Operating Data

Gross Scheduled Income	\$367,368
Other Income	-
Total Scheduled Income	\$367,368
Vacancy Cost	\$11,021
Gross Income	\$356,347
Operating Expenses	\$115,912
Net Operating Income	\$240,434
Pre-Tax Cash Flow	\$67,763

Financing Data

Down Payment	\$1,400,000
Loan Amount	\$2,400,000
Interest Rate	6.0%
Debt Service	\$172,671

Financial Summary

Debt Service Monthly	\$14,389
Principal Reduction (yr 1)	\$29,472

Income & Expenses

Income Summary

Rental Income		\$367,368
Gross Income		\$367,368

Fixed Expenses	% Of Gross Income	
Property Tax "1.2323% of Price"	12.7%	\$46,827
Special Assessment "Actual 2025/26"	4.7%	\$17,251
Insurance (Pro Forma)	2.6%	\$9,529
Total	20.0%	\$73,607

Operational Expenses	% Of Gross Income	
Maintenance & Reserves (\$1,000/unit)	2.4%	\$9,000
PG&E (Pro Forma)	0.8%	\$3,000
Water (Pro Forma)	2.7%	\$9,873
Trash Removal (Pro Forma)	1.6%	\$5,860
Rent Board Fees (\$404/unit)	1.0%	\$3,636
Business License (2.88% of gross)	2.6%	\$9,540
Fire alarm monitoring	0.4%	\$1,395
Total	11.5%	\$42,304

Gross Expenses	31.6%	\$115,912
Net Operating Income	65.4%	\$240,434

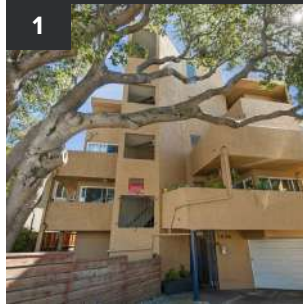
Rent Roll

Unit Number	Unit Bed	Unit Bath	Unit Size (SF)	Lease Start	Lease End	Current Rent	Current Rent (Per SF)	Market Rent	Market Rent/SF	Security Deposit	Notes
1	2	2				\$4,000		\$4,000			
2	2	2				\$2,835		\$4,000			
3	2	2				\$3,900		\$4,000			
4	2	2				\$3,095		\$4,000			
5	2	2				\$2,750		\$4,000			
6	2	2				\$3,800		\$4,000			
7	2	2				\$1,602		\$4,000			
8	2	2				\$3,232		\$4,000			
9	3	2				\$5,400		\$5,400			
Parking						\$0		\$100			
Totals/Averages			0			\$30,614		\$37,500		\$0	

SECTION 4

Sale Comparables

Sale Comparables



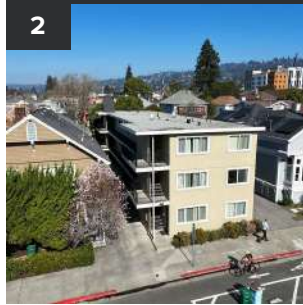
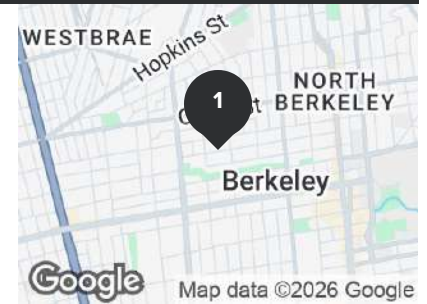
1

1626 Francisco St Berkeley, CA 94703

Sale Price: \$2,525,000
CAP: 6.33%
Price PSF: \$253.21
Lot Size: 8,039 SF

GRM: 8.77
Price / Unit: \$252,500
Building SF: 9,972 SF

Closed: 04/17/2026
No. Units: 10
Year Built: 1964



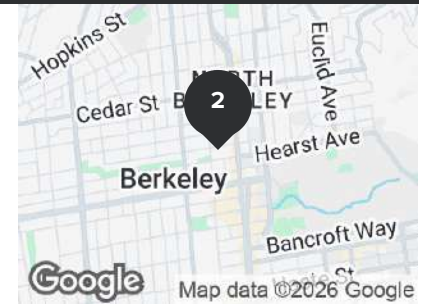
2

2015 Hearst Berkeley, CA 94709

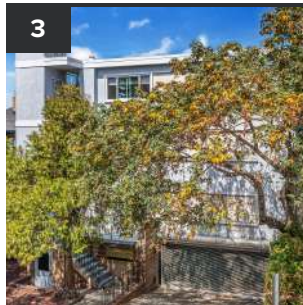
Sale Price: \$3,300,000
CAP: 6.20%
Price PSF: \$572.92
Lot Size: 5,156 SF

GRM: 10.47
Price / Unit: \$471,428
Building SF: 5,760 SF

Closed: 06/25/2026
No. Units: 7
Year Built: 1963



Seven 2-bed 1-bath units plus parking income. Sold to all cash 1031 buyer.



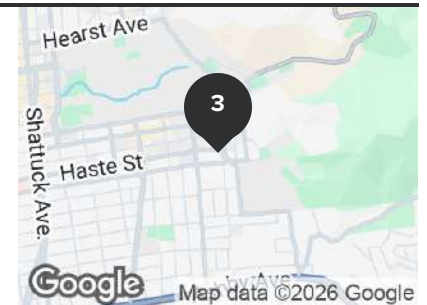
3

2741 Dwight Way 2741 Dwight Way | Berkeley, CA 94704

Sale Price: \$4,650,000
Closed: 12/10/2025
No. Units: 12
Year Built: 1964

GRM: 10.24
CAP: 6.46%
Price PSF: \$357.80
Lot Size: 0.15 Acres

Occupancy: 92%
Price / Unit: \$387,500
Building SF: 12,996 SF



Buyer represented by NAI NorCal. Twelve 2-bed 1-bath units with potential for conversion to 3-bedroom unit. Potential for two ADU's in the garage area.

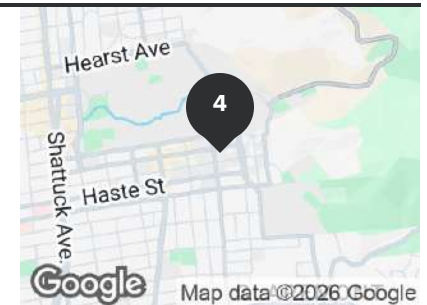
Sale Comparables



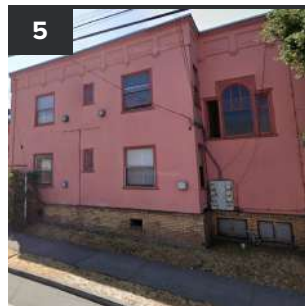
2709 Channing Way

Berkeley, CA 94704

Sale Price:	\$2,650,000	NOI:	\$152,854	GRM:	10.29
Occupancy:	96%	Closed:	08/01/2025	CAP:	5.76%
Price / Unit:	\$220,833	No. Units:	12	Price PSF:	\$411.87
Building SF:	6,434 SF	Year Built:	1933	Lot Size:	0.12 Acres



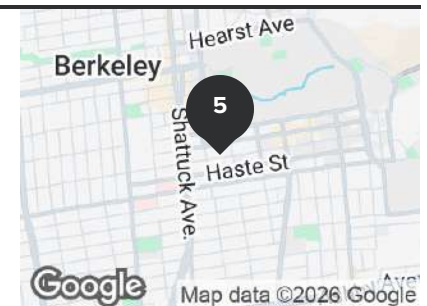
NAI Team Chappell off-market sale to buyer was a strong local student housing investor. Value-add deal with property needing significant improvements and tenant profile consisting of a relatively high amount of non-students.



2226 Channing

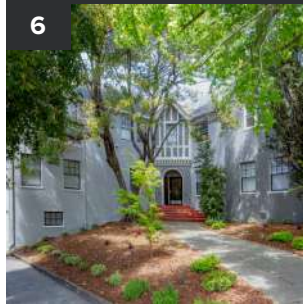
2226-2232 Channing | Berkeley, CA 94705

Sale Price:	\$4,680,000	NOI:	\$290,601	GRM:	10.27
Occupancy:	100%	Closed:	03/13/2026	CAP:	6.21%
Price / Unit:	\$425,454	No. Units:	11	Price PSF:	\$571.22
Building SF:	8,193 SF	Year Built:	1946	Lot Size:	9,400 SF



NAI Team Chappell sold off-market to call cash 1031 buyer.

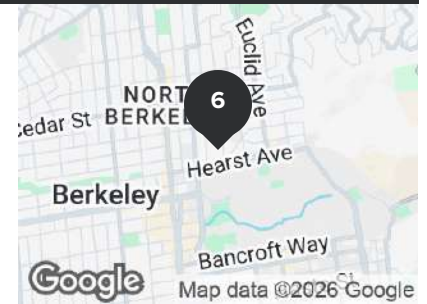
Sale Comparables



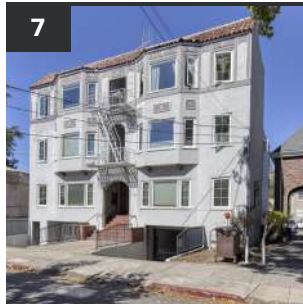
1850 - 1862 Arch Street

Berkeley, CA 94709

Sale Price:	\$8,100,000	GRM:	9.25	Closed:	01/16/2026
CAP:	6.55%	Price / Unit:	\$405,000	No. Units:	20
Price PSF:	\$467.13	Building SF:	17,340 SF	Year Built:	1925
Lot Size:	20,230 SF				



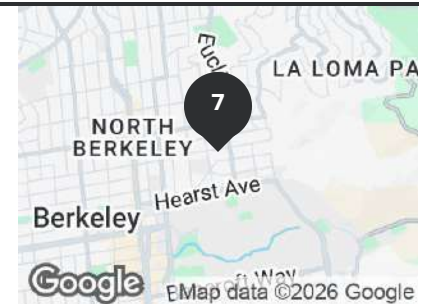
Two adjacent 10-unit one block from campus on the Northside. One 4-bed 2-bath, eight 3-bed 1-bath, one 2-bed 2-bath, three 2-bed 1-bath, four 1-bed 1-bath and three studios. One vacant large 1-bed with potential to convert to 3-bedroom unit.



2451 LeConte

Berkeley, CA 94709

Sale Price:	\$5,750,000	GRM:	9.87	Closed:	03/06/2026
CAP:	5.81%	Price / Unit:	\$239,583	No. Units:	24
Price PSF:	\$450.77	Building SF:	12,756 SF	Year Built:	1925
Lot Size:	6,250 SF				



24 Studio units. Roof, seismic(completed in 1990), plumbing and electrical fully updated.

Sale Comparables



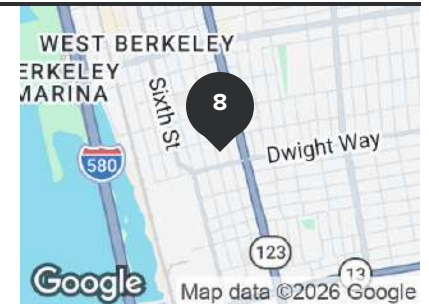
2435 9th Street

Berkeley, CA 94710

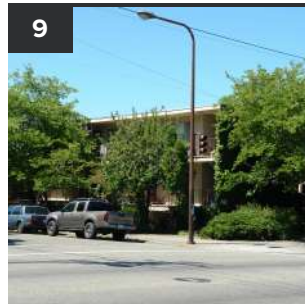
Sale Price: \$1,600,000
CAP: 6.63%
Price PSF: \$320.64
Lot Size: 6,500 SF

GRM: 8.68
Price / Unit: \$266,666
Building SF: 4,990 SF

Closed: 11/24/2025
No. Units: 6
Year Built: 1964



Sold by NAI NorCal Grant Chappell Team to a local 1031 buyer. One 3-bed 1-bath, four split level 2-bed 1-bath and one 1-bed 1-bath unit.



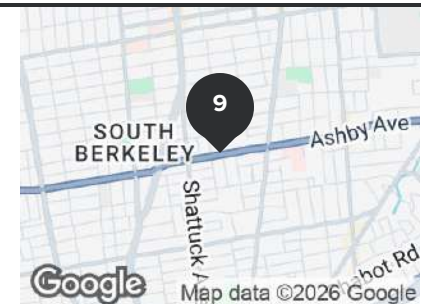
2180 Ashby Ave

Berkeley, CA 94705

Sale Price: \$2,060,000
Price / Unit: \$257,500
Building SF: 6,912 SF

Closed: 12/05/2025
No. Units: 8
Year Built: 1963

CAP: 8.19%
Price PSF: \$298.03
Lot Size: 6,800 SF



NAI NorCal represented buyer and seller off-market

SECTION 5

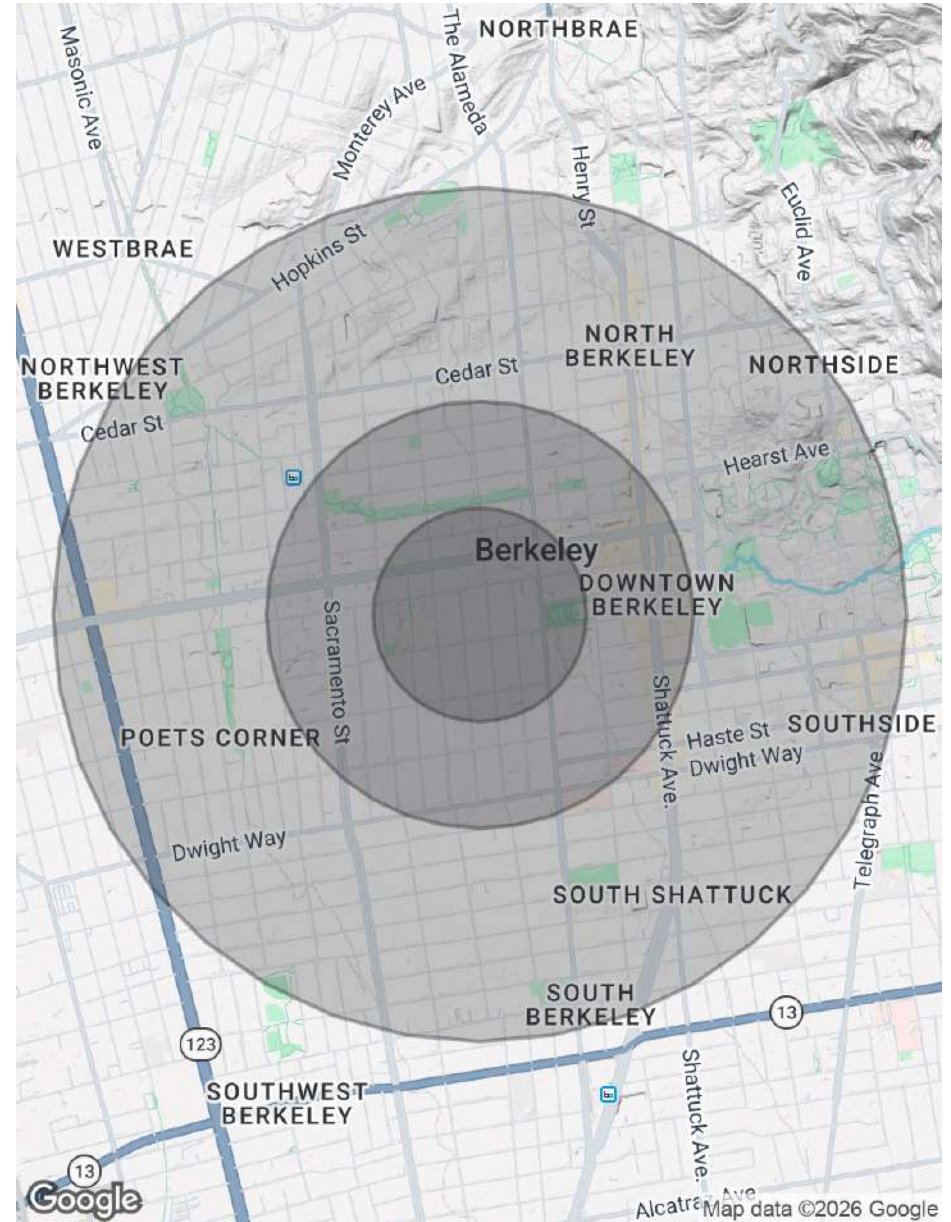
Demographics

Demographics Map & Report

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	3,581	13,206	53,673
Average Age	35.2	36.0	34.0
Average Age (Male)	31.5	34.5	33.4
Average Age (Female)	35.7	36.5	35.5

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	1,564	6,302	22,235
# of Persons per HH	2.3	2.1	2.4
Average HH Income	\$126,940	\$126,837	\$134,431
Average House Value	\$1,477,565	\$1,366,625	\$1,283,331

2023 American Community Survey (ACS)





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GLOBAL REACH. LOCAL EXPERTISE.

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