



2725-2729 BYRON ST.

PALO ALTO • CALIFORNIA

OFFERING MEMORANDUM

NEWMARK

COMPASS
COMMERCIAL

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SECTION I: EXECUTIVE SUMMARY

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INVESTMENT HIGHLIGHTS

- **Charming Single-Story Duplex in Midtown Palo Alto Location:**

- Excellent unit mix: (1) 3+1; (1) 1+1
- In-unit laundry
- Quiet residential neighborhood surrounded by multi-million-dollar homes
- Oversized units (1+1 +/- 796 SF and 3+1 +/- 1,066 SF) with functional floorplans
- Detached carport parking
- Large yards
- Enhance financial performance via unit renovation program
- Great for owner occupier, generational living, or investor alike
- ADU potential (detached carport replacement)

- **#1 Ranked School District in California:**

- El Carmelo Elementary School
- JL Stanford Middle School
- Palo Alto High School

- **Amenity-Rich Location:**

- Near retail and restaurant options of Cal Ave and daily needs retail of Middlefield Road
- Mitchell and Hoover Parks, Winter Lodge and the library
- Stanford University and Healthcare System
- Easy access to major Silicon Valley employers



LOCATION HIGHLIGHTS - PALO ALTO



CITY OF PALO ALTO BACKGROUND

Located 35 miles south of San Francisco and 14 miles north of San Jose, Palo Alto is part of the San Francisco Bay Area and the Silicon Valley. The City encompasses an area of approximately 26 square miles, bounded by the San Francisco Bay on the east to the Skyline Ridge of the coastal mountains on the west, with Menlo Park to the north and Mountain View to the south. Palo Alto is strategically located and easily accessible to major surface routes, including Interstate 280, Highway 101, Highway 84 - the Dumbarton Bridge and Highway 92 - the Hayward-San Mateo Bridge. Air transportation is easily accessible by bus, automobile

or shuttle service to San Francisco, San Jose and Oakland international airports. Within the City, commuter rail transportation is conveniently located and the Palo Alto stop is one of the most used in the Caltrain system. Alternative transportation options include numerous bike paths throughout the City and an internal shuttle service is also available.

The blend of business and residential areas anchored by a vibrant downtown defines Palo Alto's unique character. A charming mixture of old and new, Palo Alto's tree-lined streets and historic buildings reflect its California heritage. At the same time, Palo

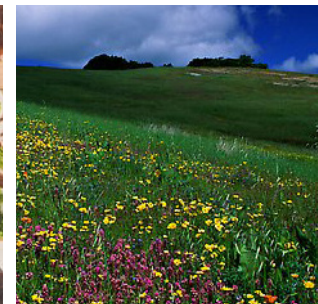
Alto is recognized worldwide as a leader in cutting-edge technological development. Proximity to Stanford University with its cultural and educational offerings add to the vibrance, innate charm and beauty of Palo Alto.

As befits the City known as "Birthplace of the Silicon Valley," the City has developed a 31-mile dark fiber ring for ultra-fast Internet access. Complementing its exciting and innovative business community, Palo Alto's residents are highly educated, politically aware and culturally sophisticated. Distinctive in every way, Palo Alto offers its business

community a diverse and exciting environment in which to work and live.

PALO ALTO QUICK FACTS

- Population: 69,823
- Median household income of \$137,000 per year
- Median home price of \$2,670,000
- One of the most educated populations in the country
 - 79.7% of residents have a Bachelor's degree
 - 40.2% of residents have a Master's and/or Doctorate degree
- Home to 7,000+ business, employing 98,000+ people
- Conveniently located on the San Francisco Peninsula and is the "focal point" of Silicon Valley
- Served by Highways 101/84/92, Interstate 280, and El Camino Real
- Caltrain service with two stops in Palo Alto linking San Francisco to San Jose
- Home to Stanford University, the #1 ranked university in the world according to the Washington Monthly



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LOCATION HIGHLIGHTS - PALO ALTO



PALO ALTO



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LOCATION HIGHLIGHTS - NEARBY PALO ALTO



DOWNTOWN MOUNTAIN VIEW

MENLO PARK

 Meta

 intuit



MOUNTAIN VIEW

Google

 intuit



 SYNOPSYS

 Linked in



 SAMSUNG
NEXT

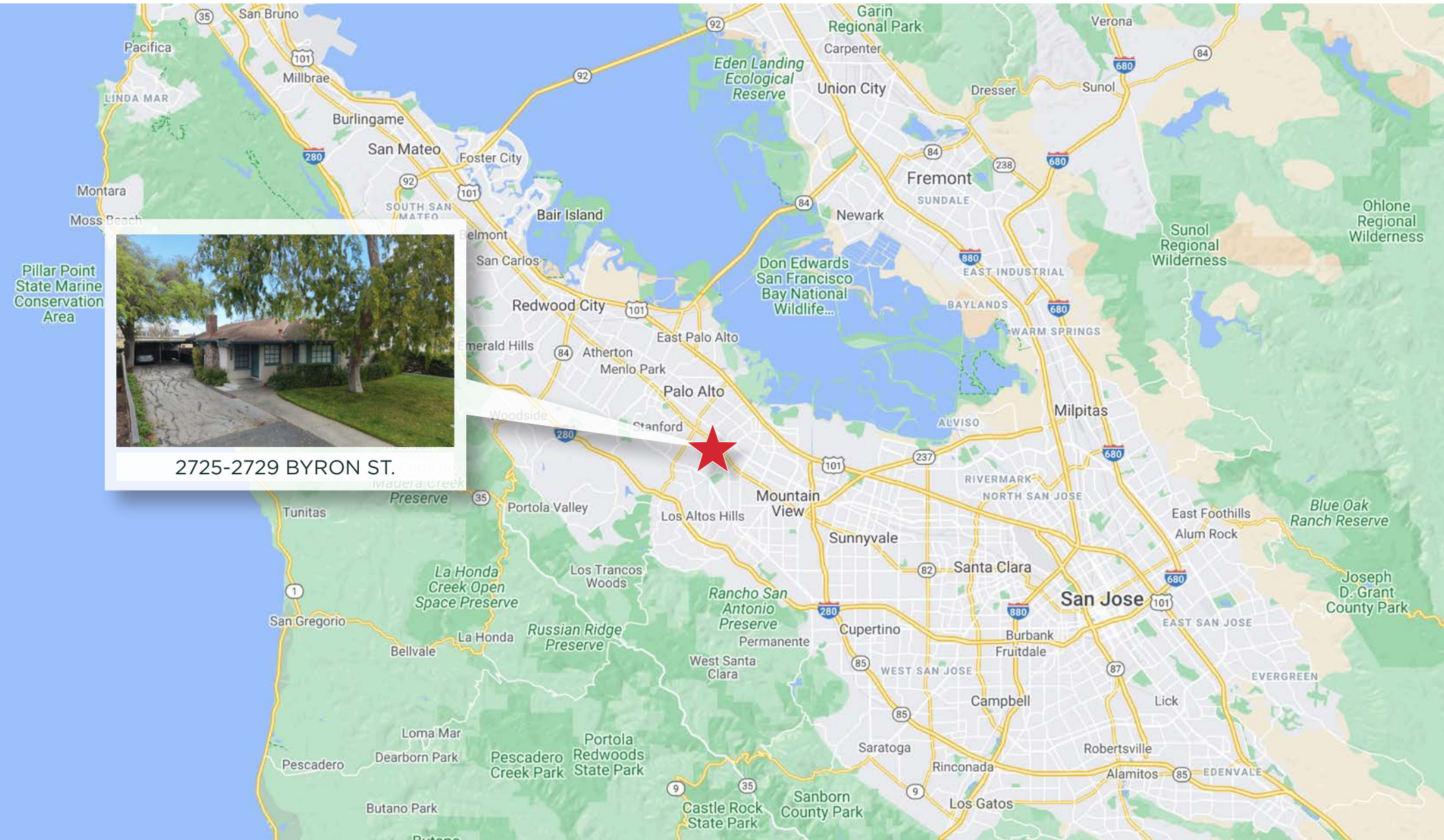
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AREA MAP

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AERIAL VIEW

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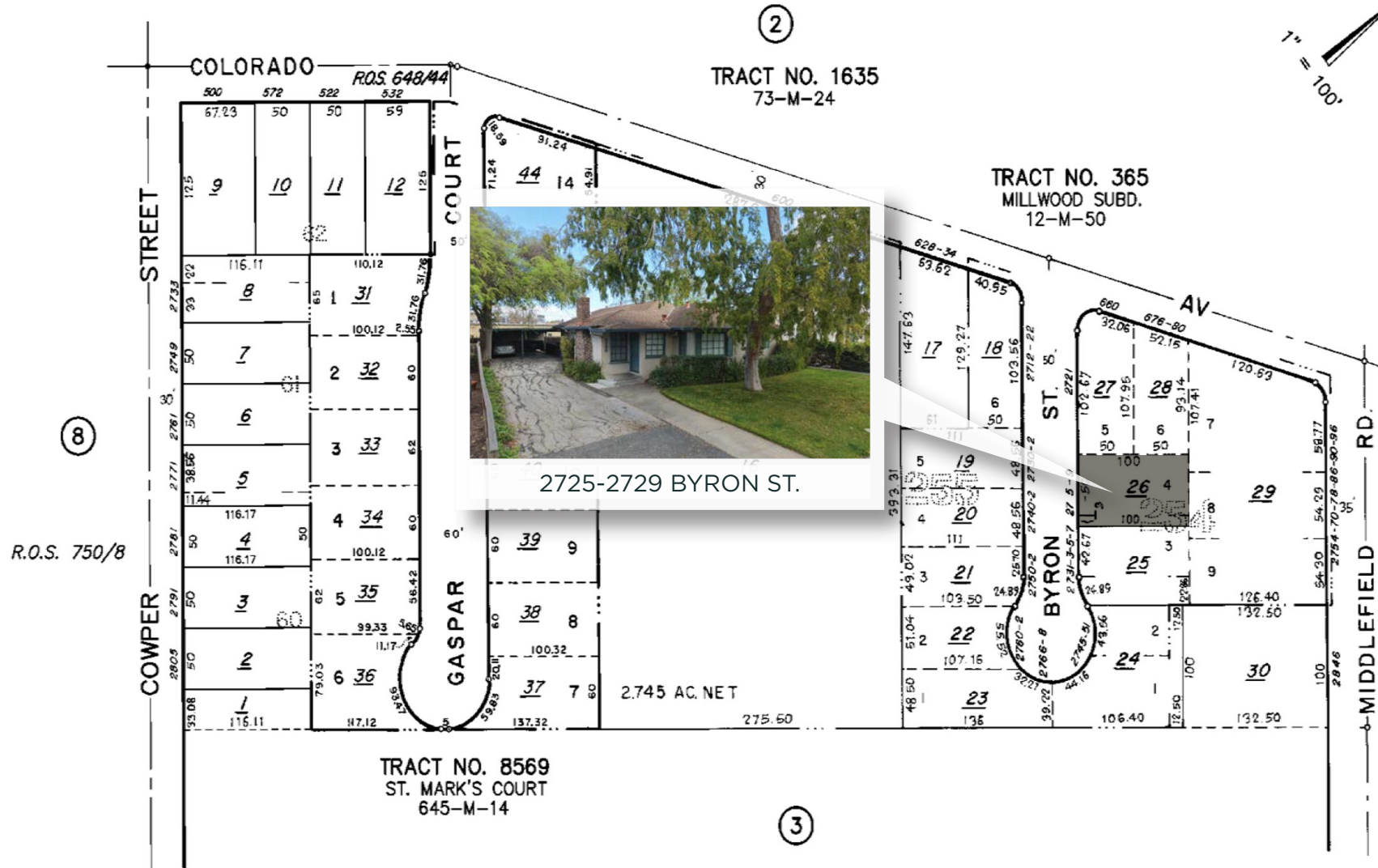
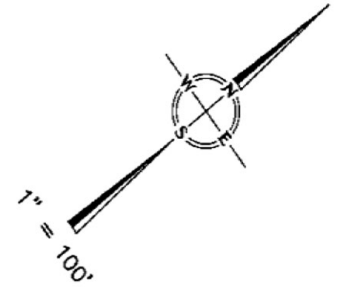
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PARCEL MAP

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LOCAL EMPLOYERS / NUMBER OF EMPLOYEES





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LOCAL AMENITIES





SECTION II: FINANCIAL OVERVIEW & SALE COMPS

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OFFERING SUMMARY

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OFFERING DETAILS

Address	2725-2729 Byron Street
	Palo Alto, CA
Price	\$2,300,000
Units	2
Price/Unit	\$1,150,000
Rentable Square Feet	1,729
Price/Sq Ft	\$1,330
Year Built	1939
Land Area (Sq Ft)	9,584

OPERATIONS STATEMENT

	CURRENT	MARKET
Scheduled Gross Rent	\$81,096	\$93,480
Vacancy	3.00% (\$2,433)	3.00% (\$2,804)
Effective Gross Rent	\$78,663	\$90,676
Total Income	\$78,663	\$90,676
Operating Expenses	\$9,290	\$9,290
Non-Operating Expenses	\$32,173	\$32,173
Total Expenses	\$41,463	\$41,463
Net Operating Income	\$37,200	\$49,213

RENT ROLL SUMMARY

Type	Units	%	Sq Ft	Current Rent	\$/Sq Ft	Market Rent	\$/Sq Ft
1+1	1	50%	796	\$2,679	\$3.37	\$3,395	\$4.27
3+1	1	50%	1,066	\$4,079	\$3.83	\$4,395	\$4.12
Total	2	100%	1,862	\$6,758		\$7,790	

Land & Rentable Square Feet Source: Per County Records

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OPERATIONS SUMMARY

Operations Statement		Current		Market
Scheduled Gross Rent		\$81,096		\$93,480
Vacancy	3.00%	(\$2,433)	3.00%	(\$2,804)
Effective Gross Rent		\$78,663		\$90,676
Total Income		\$78,663		\$90,676
Repairs & Maintenance (2025 act.)		\$1,345		\$1,345
Fire Protection (2025 act.)		\$155		\$155
Utilities & Trash Removal (2024 act.)		\$6,440		\$6,440
License, Housing Fee, & Permits (2025 act.)		\$500		\$500
Landscaping (2025 act.)		\$850		\$850
Operating Expenses		\$9,290		\$9,290
Real Estate Taxes	1.2014%	\$27,631		\$27,631
Special Assessments (2025-26 actual)		\$1,042		\$1,042
Insurance (est.)		\$3,500		\$3,500
Non-Operating Expenses		\$32,173		\$32,173
Total Expenses		\$41,463		\$41,463
% Scheduled Gross Rent		51.13%		44.35%
Expenses/Unit		\$20,732		\$20,732
Expenses/Sq Ft		\$23.98		\$23.98
Net Operating Income		\$37,200		\$49,213

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SALE COMPARABLES

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Subject Property



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2725-2729 Byron Street	
Palo Alto, CA	
Price	\$2,300,000
Year Built	1939
Units	2
Sq Ft	1,729
\$/Unit	\$1,150,000
\$/Sq Ft	\$1,330
COE	
Unit Mix	(1) 3+1; (1) 1+1

674 Bryson Avenue	
Palo Alto, CA	
Price	\$2,578,000
Year Built	1949
Units	2
Sq Ft	1,801
\$/Unit	\$1,289,000
\$/Sq Ft	\$1,431
COE	Apr-26
Unit Mix	(2) 2+1

653 Melville Avenue	
Palo Alto, CA	
Price	\$3,802,888
Year Built	1910
Units	2
Sq Ft	1,458
\$/Unit	\$1,901,444
\$/Sq Ft	\$2,608
COE	Mar-26
Unit Mix	(1) 1+1; (1) 1+1.5

2760-2762 Byron Street	
Palo Alto, CA	
Price	\$2,250,000
Year Built	1950
Units	2
Sq Ft	1,400
\$/Unit	\$1,125,000
\$/Sq Ft	\$1,607
COE	Mar-26
Unit Mix	(2) 2+1

4148-4150 Byron Street	
Palo Alto, CA	
Price	\$2,860,000
Year Built	1965
Units	2
Sq Ft	3,401
\$/Unit	\$1,430,000
\$/Sq Ft	\$841
COE	Jan-26
Unit Mix	(2) 3+2

26 Churchill Avenue	
Palo Alto, CA	
Price	\$2,550,000
Year Built	1945
Units	2
Sq Ft	1,771
\$/Unit	\$1,275,000
\$/Sq Ft	\$1,440
COE	Jun-25
Unit Mix	(2) 2+1

AVERAGE:
\$1,404,089 (\$/Unit)
\$1,586 (\$/Sq Ft)

UC = price shown reflects list price and may not reflect final sales price.

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SALE COMPARABLES MAP

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2725-2729 Byron Street

- | | | |
|---|------------------------|---------------|
| ① | 674 Bryson Avenue | Palo Alto, CA |
| ② | 653 Melville Avenue | Palo Alto, CA |
| ③ | 2760-2762 Byron Street | Palo Alto, CA |
| ④ | 4148-4150 Byron Street | Palo Alto, CA |
| ⑤ | 26 Churchill Avenue | Palo Alto, CA |



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SECTION III: PROPERTY OVERVIEW

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PROPERTY OVERVIEW

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PROPERTY DETAILS

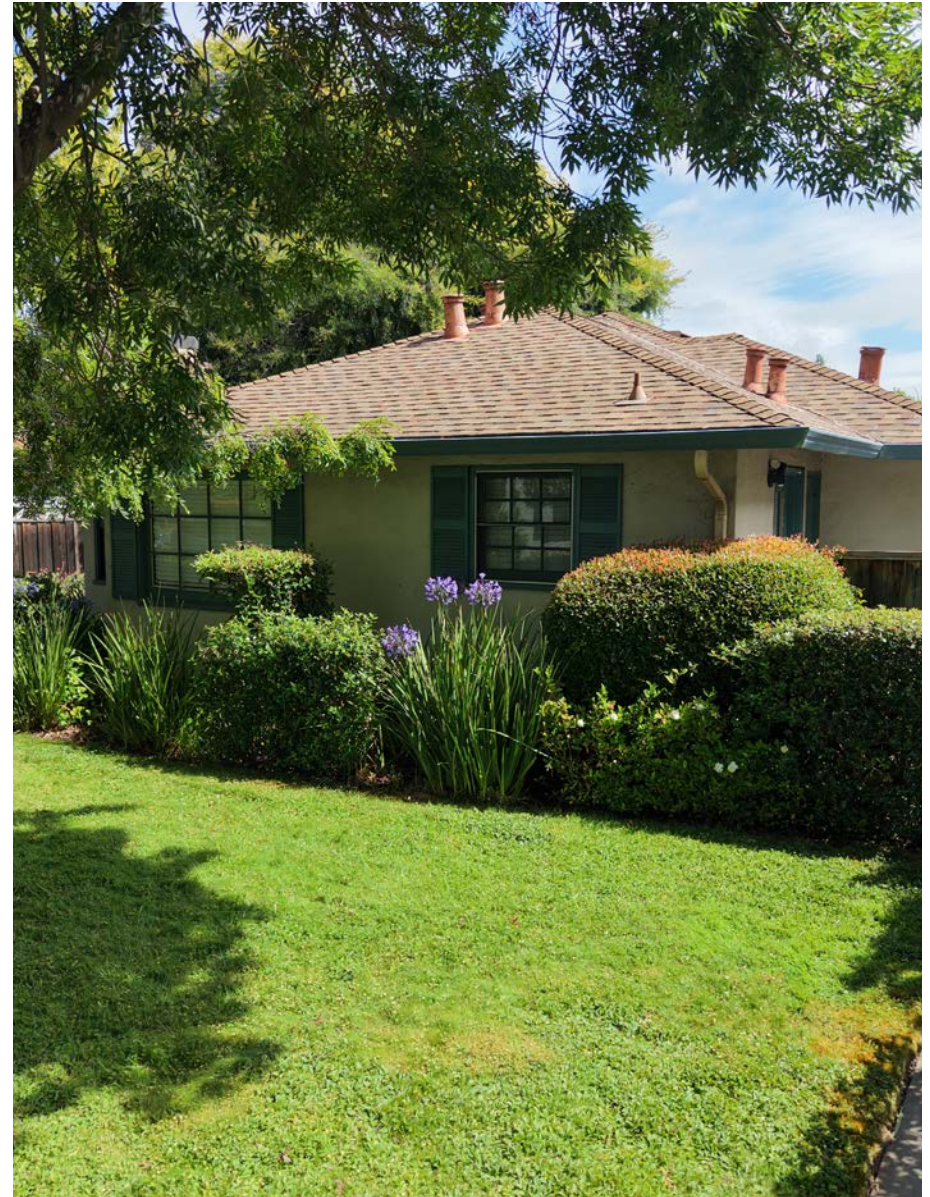
Address	2725-2729 Byron Street Palo Alto, CA
County	Santa Clara
APN	132-55-026
County Use	Multi-Family

PROPERTY ATTRIBUTES

Units	2
Rentable Square Feet	1,729
Average Unit Size (Sq Ft)	865
Land Area (Sq Ft)	9,584
Year Built	1939
Parking	Detached Carport

PROPERTY CONSTRUCTION

Foundation	Concrete Perimeter
Exterior Walls	Stucco
Roof	Comp Shingle
Yards	All Units
Laundry Facilities	In-Unit
Pool/Spa	N/A



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FLOOR PLANS

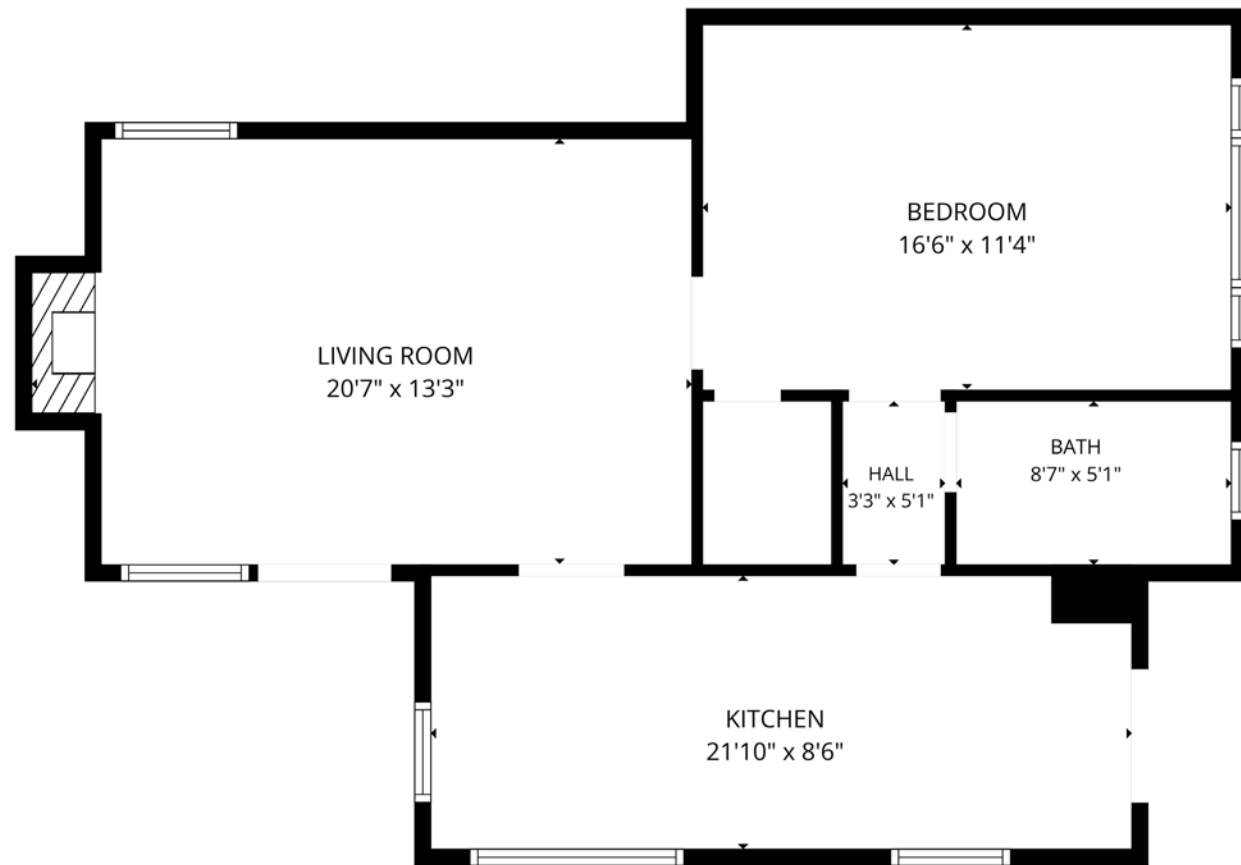
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2725 BYRON ST.

(1) 1+1

796 SQ. FT.



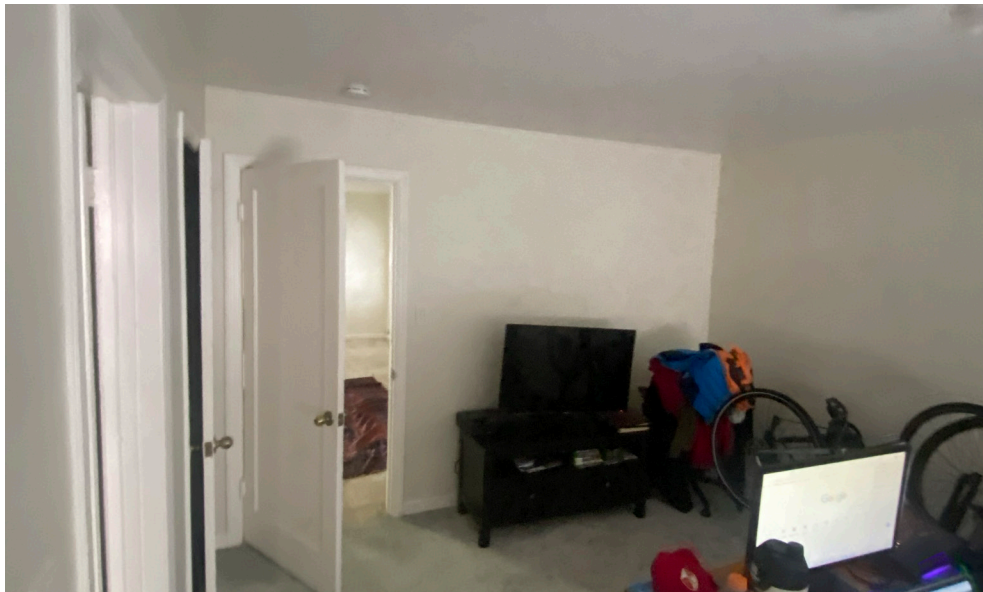
Note: The Floor Plans were drafted by Open House Drafting. Features, floor plans, square footage and dimensions are approximate and should not be relied upon without independent verification.

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2725 BYRON ST. PHOTOS

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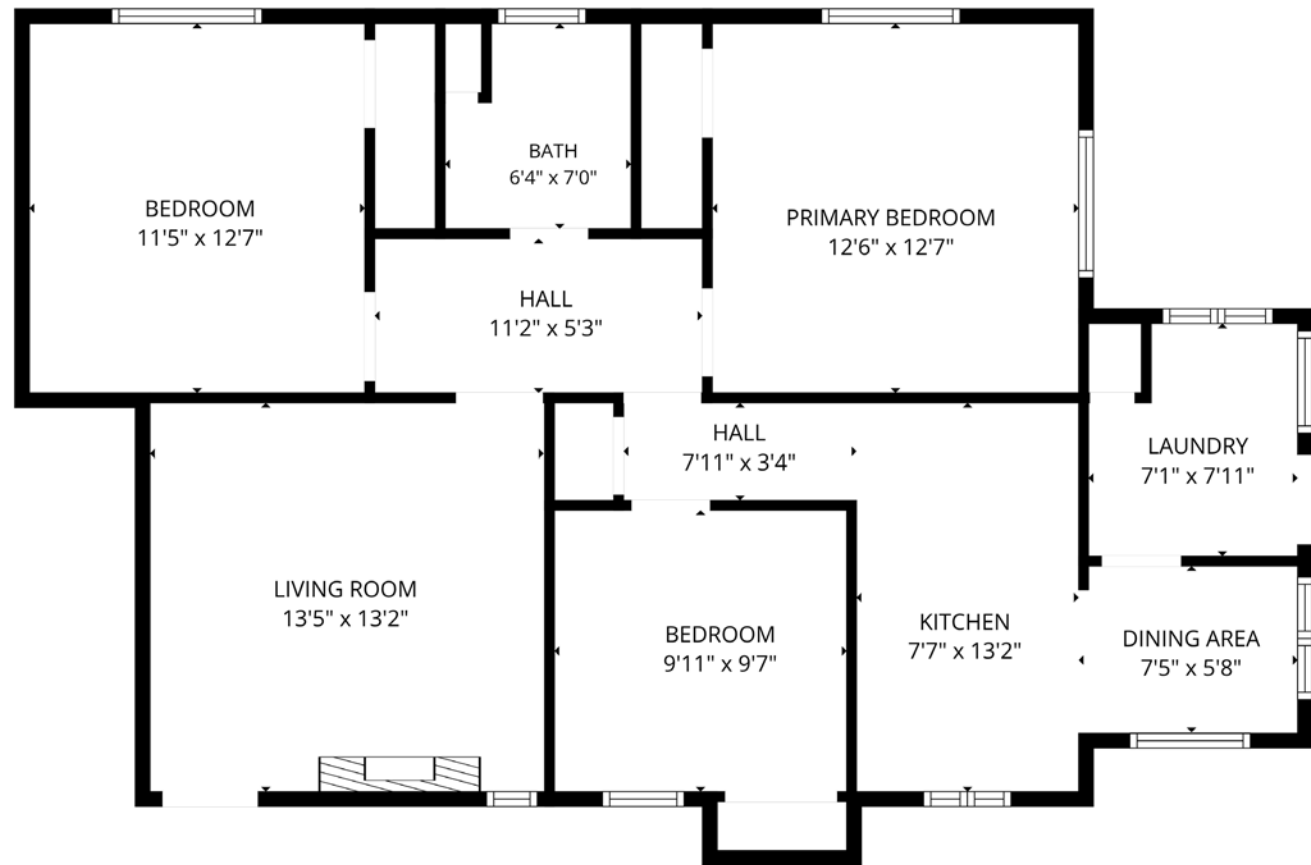
FLOOR PLANS

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(1) 3 BED 1 BATH

1,066 SQ. FT.



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PROPERTY PHOTOS



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AERIAL PHOTOS



TO ARRANGE A TOUR

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