

OFFERING
MEMORANDUM

Fully Remodeled Apartment Building | Blocks from UC Berkeley
\$5,675,000 | 2537 Ellsworth Street, Berkeley, CA 94704



COMPASS
COMMERCIAL

Nate Gustavson, SVP, Investments
415.786.9410
nate.gustavson@compass.com
CA DRE 01898316

Willem Bos, SVP, Investments
916.698.9954
willem@bosgroupcre.com
CA DRE 02013980



EXCLUSIVELY LISTED

Nate Gustavson

Senior Vice President, Investments

Direct: 415.786.9410

nate.gustavson@compass.com

CA DRE: 01898316



Willem Bos

Senior Vice President, Investments

Direct: 916.698.9954

willem@bosgroupcre.com

CA DRE: 02013980

**COMPASS
COMMERCIAL**

1699 Van Ness Avenue • San Francisco CA 94109



CONFIDENTIALITY & DISCLAIMER

The information contained in the offering is confidential, furnished solely for the purpose of review by a prospective purchaser of the subject property. The material is based in part upon information supplied and in part upon information obtained by Compass Commercial from sources it deems reasonably reliable. No warranty or representation, expressed or implied, is made by the owner, Compass Commercial, or any of their respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communications. Without limiting the generality of the foregoing, the information shall not be deemed a representation of the state of affairs of the subject property or constitute an indication that there has been no change in the business or affairs of the subject property since the date of preparation of the information. Prospective purchasers should make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous material located at the site.

The Offering Memorandum was prepared by Compass Commercial. It contains select information pertaining to the subject property and does not purport to be all inclusive or to contain all of the information which a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition and other factors beyond control and, therefore, are subject to material change or variation. An opportunity to inspect the subject property will be made available to qualified prospective purchasers. In the Offering certain documents and other materials are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

The Offering is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Compass Commercial or the owner. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the subject property described herein.

The owner and Compass Commercial expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offer to purchase the subject property and/or to terminate discussions with any party at any time with or without notice. The owner shall have no legal commitment or obligation to any interested party reviewing the Offering or making an offer to purchase the subject property unless a written agreement for the purchase of the subject property has been fully executed and delivered by the owner and such party and any conditions to the owner's obligations there under have been satisfied or waived and then only to the extent expressly provided for therein. Compass Commercial is not authorized to make any representations or agreements on behalf of the owner.

DO NOT DISTURB TENANTS

EXECUTIVE SUMMARY

MULTIFAMILY / 9 UNITS

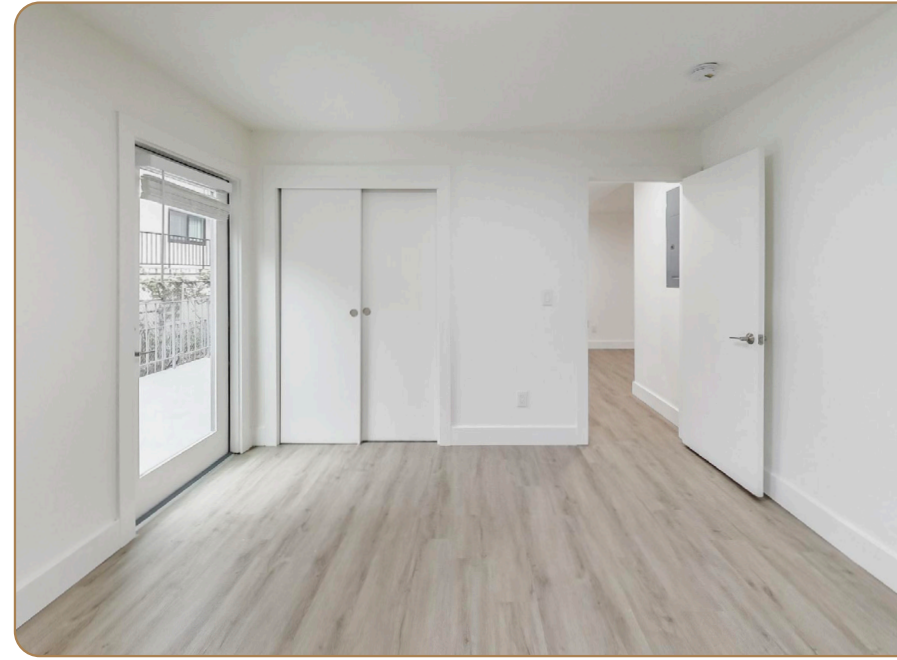
Property Address	2537 Ellsworth Street, Berkeley, CA 94704
County	Alameda
Neighborhood	South Berkeley
APN	055-1832-017
Price	\$5,675,000
Units	9
Unit Mix	(7) 3Br/2Ba; (2) 3Br/1.5Ba
Parking	10 Garage
# of Rooms	54
Price/Unit	\$630,556
Price/Sqft	\$688
Gross Building Area	8,244
Lot Size Sqft	5,716
Year Built	1965
Current Cap Rate	5.50%
Current GRM	11.57
Market Cap Rate	6.58%
Market GRM	10.16



PROPERTY FEATURES & LOCATION

BUILDING FEATURES

Compass Commercial is proud to present 2537 Ellsworth Street in Berkeley, a turnkey student-housing apartment building only blocks from the UC Berkeley campus. Ellsworth has been **COMPLETELY REMODELED** from top to bottom in the past year with Capital Improvements totaling over **\$825,000**. Seven of the nine units have been remodeled down to the studs, and the whole property has new windows, a new secured parking gate, a new roof, new electrical main and sub-panels, and new paint inside and out. This is any pride of ownership investor's dream, with nine (9) oversized 3-Bedroom/2-Bath units occupied 100% by undergraduate students.



BUILDING LOCATION

- Walk to UC Berkeley
- **Bart Stations:** Ashby Station, Rockridge Station, Downtown Berkeley Station and North Berkeley Station
- Walking distance to gourmet international restaurants, artisan coffee & shopping boutiques
- Bus stops for AC transit located down the block

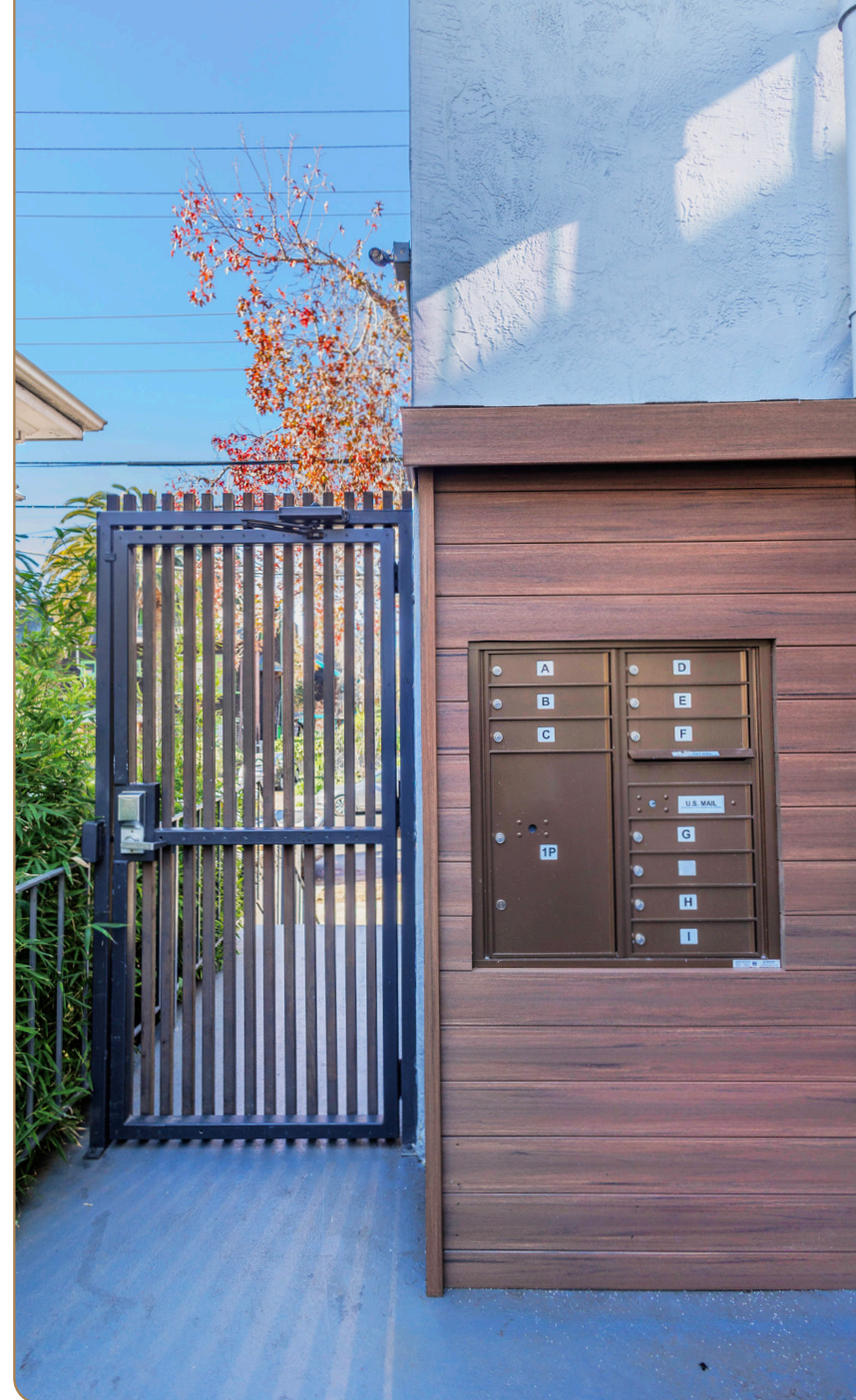
CAPITAL IMPROVEMENTS | 2023-2025

BUILDING UPGRADES

- Interior Unit Renovations - Seven (7) Units Fully Renovated in 2023-2024 with Permits \$447,650
- Electrical Main Panel Upgrade \$50,875
- New Roof \$32,000
- Permits & Architectural Fees \$27,250
- Exterior TimberTech Siding \$31,900
- Waterproofing & French Drain \$39,000
- New Front Entry \$9,100
- Common Area Upgrades \$66,045
- New Side Entry Gate \$3,500
- New Metal Railings Entire Property \$43,890
- New Windows \$13,780
- Fire Suppression System Repairs \$4,660
- Sewer Lateral Line \$10,000
- Landscaping Renovation \$9,000
- Exterior Painting \$35,000

TOTAL COST OF PERMITTED RENOVATIONS

2023-2024 = \$825,000+



RENT ROLL SUMMARY



RENT ROLL				
Unit	Type	Current Rent	Market Rent	Move-In Dates
A	3-Bedroom/2-Bathroom	\$4,700	\$4,995	5/1/2024
B	3-Bedroom/1.5-Bathroom	\$3,250	\$4,995	8/1/2024
C	3-Bedroom/2-Bathroom	\$5,250	\$5,250	5/1/2024
D	3-Bedroom/2-Bathroom	\$4,700	\$4,995	5/1/2024
E	3-Bedroom/1.5-Bathroom	\$3,057	\$4,995	8/15/2022
F	3-Bedroom/2-Bathroom	\$4,700	\$4,995	5/1/2024
G	3-Bedroom/2-Bathroom	\$4,900	\$4,995	5/1/2024
H	3-Bedroom/2-Bathroom	\$4,900	\$4,995	5/1/2024
I	3-Bedroom/2-Bathroom	\$4,900	\$4,995	5/1/2024
	Parking Income	\$525	\$1,350	
Monthly Income		\$40,882	\$46,560	
Annual Income		\$490,584	\$558,720	

*BREAKDOWN OF PARKING INCOME		
Unit	Rent	Market Rent
A	\$100	\$150
B	\$0	\$150
C	\$100	\$150
D	\$100	\$150
E	\$0	\$150
F	\$100	\$150
G	\$0	\$150
H <i>Owners Use</i>	\$0	\$150
I <i>Owners Use</i>	\$0	\$150
Non-Resident	\$125	
Monthly	\$525	\$1,350
Annual	\$6,300	\$16,200

PRO FORMA OPERATING SUMMARY

(@1.12033%)



OPERATING EXPENSES	Current	Market
New Property Taxes (@1.12033%)	\$68,287	\$68,287
Special Assessments & Direct Charges	\$14,217	\$14,217
Insurance	\$15,487	\$15,487
PG&E	\$7,596	\$7,596
Water & Sewer	\$10,346	\$10,346
Trash Removal	\$10,020	\$10,020
Repairs & Maintenance ^[1]	\$4,500	\$4,500
Business Tax & Rent Board Fees ^[2]	\$13,846	\$15,769
Management Fee ^[3]	\$24,529	\$27,936
Total Expenses:	\$168,829	\$174,159

Annualized Operating Data	Current	Market
Scheduled Gross Income:	\$490,584	\$558,720
Less Vacancy Rate: 2.0%	\$9,812	\$11,174
Gross Operating Income:	\$480,772	\$547,546
Less Expenses: 34.4%	\$168,829	\$174,159
Net Operating Income:	\$311,944	\$373,387
Cap Rate	5.50%	6.58%
GRM	11.57	10.16

NOTES:

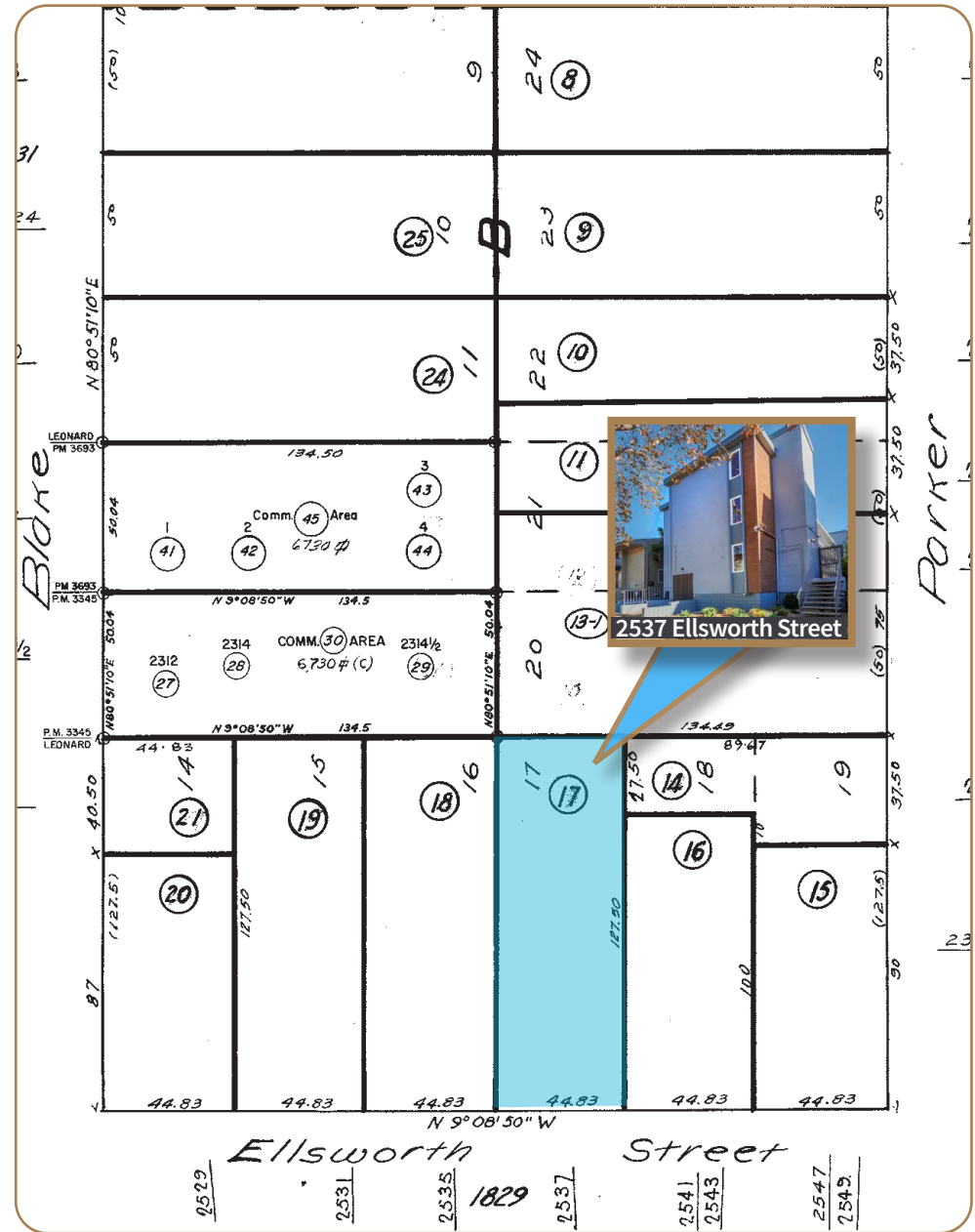
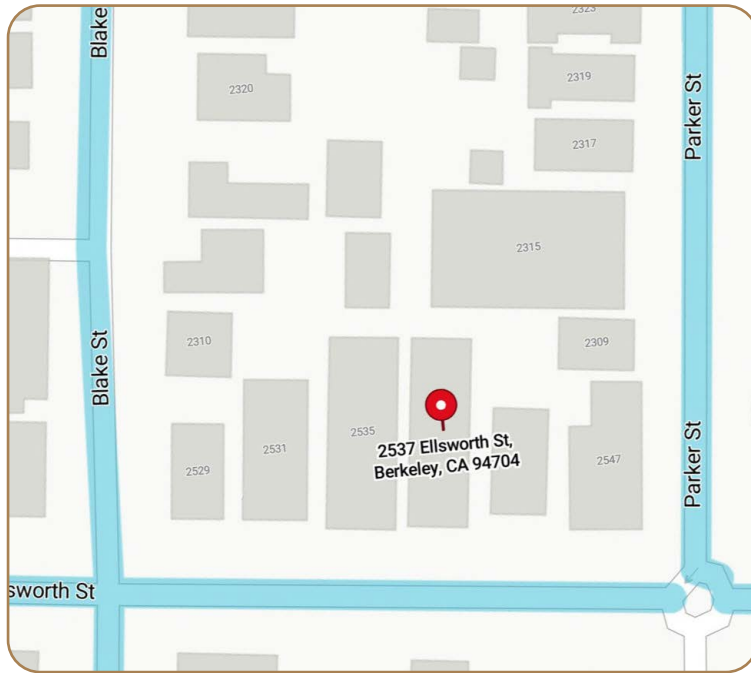
^[1] Building is fully renovated; new roof, minimal R&M

^[2] \$28/per \$1,000 of Scheduled Gross Income, minus vacancy

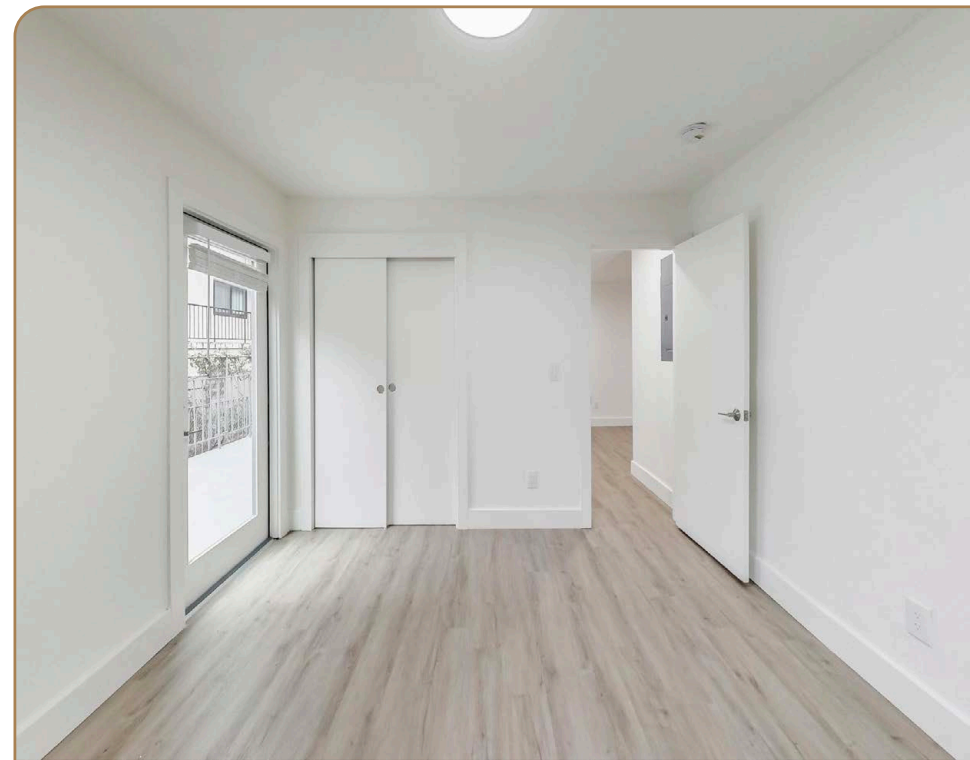
^[3] Management Expenses at 5.00% of Scheduled Annual Gross Income

TAX MAP

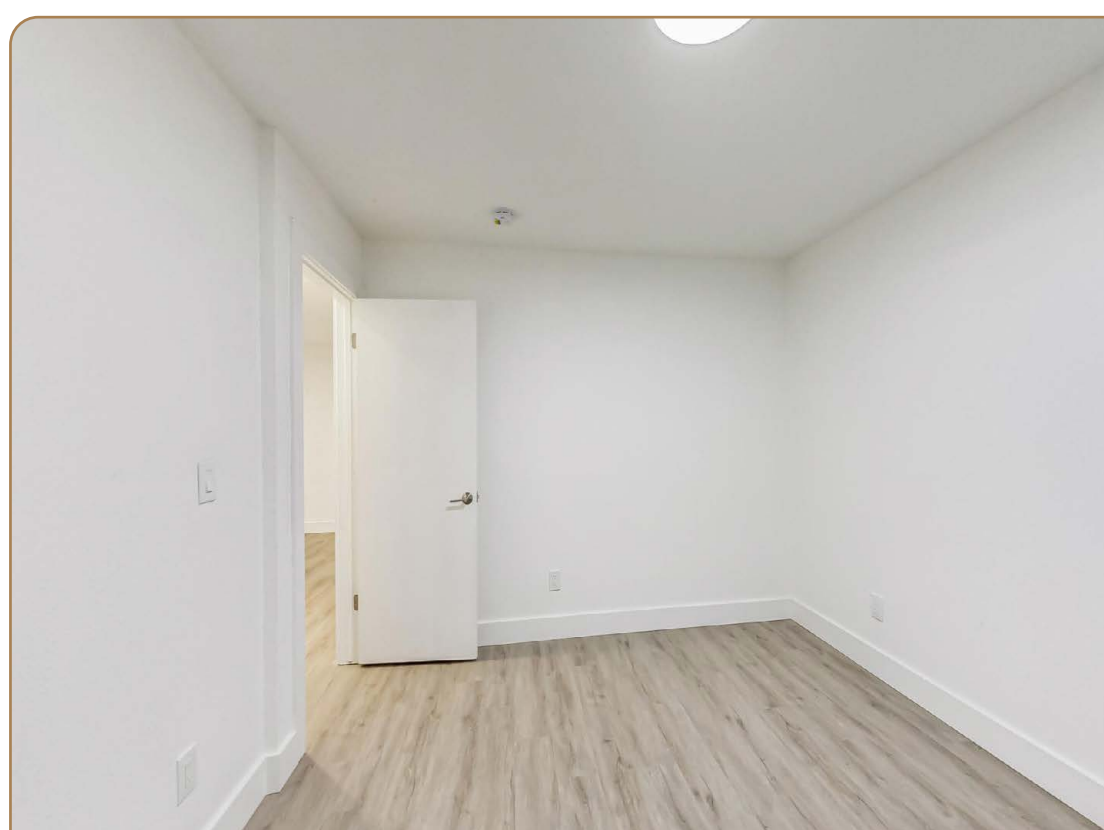
APN: 055-1832-017



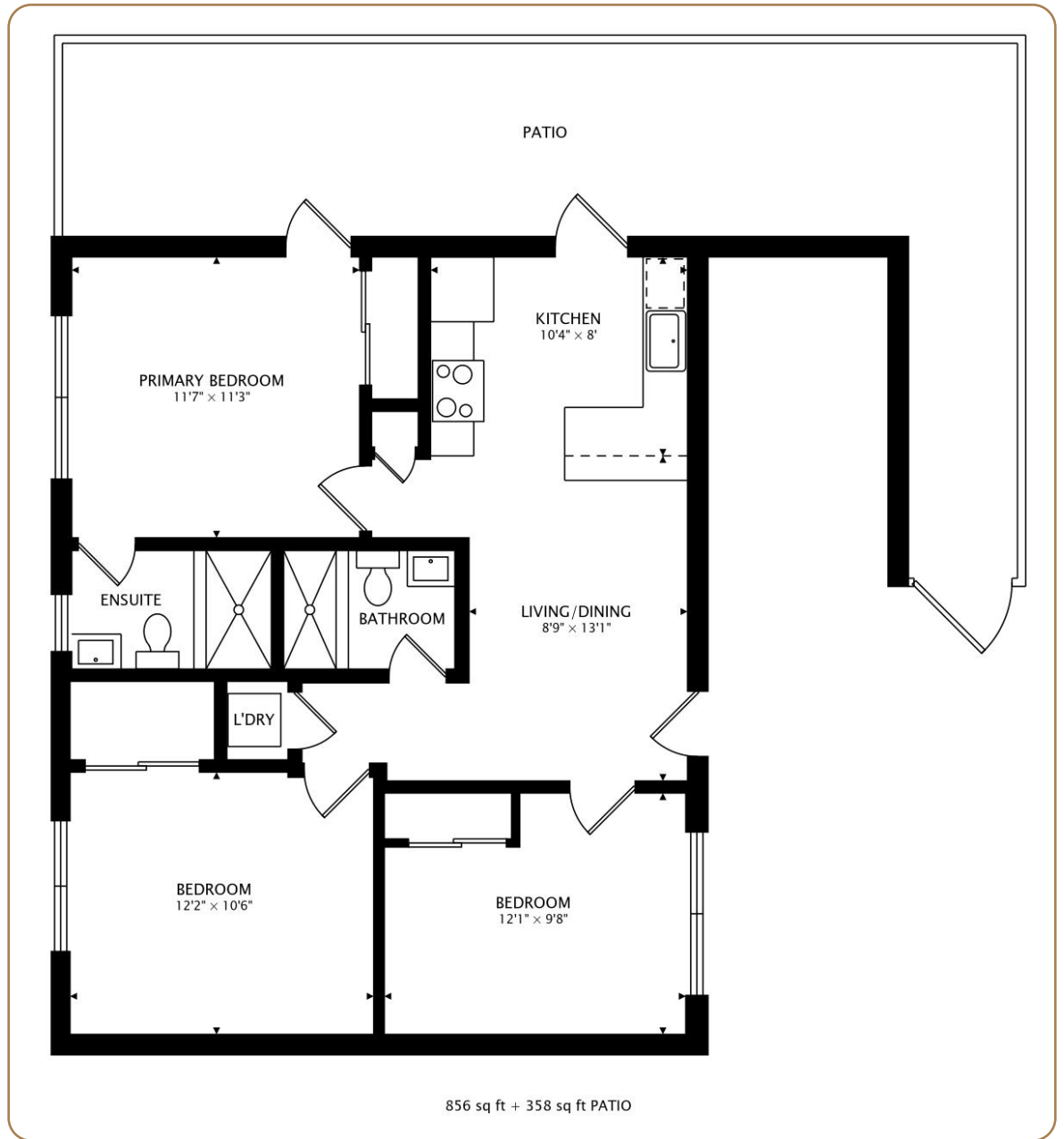
PHOTOS | Unit C - 3BR/2BA



PHOTOS | Unit C - 3BR/2BA



FLOORPLAN | Unit C



PHOTOS | Unit F - 3BR/2BA



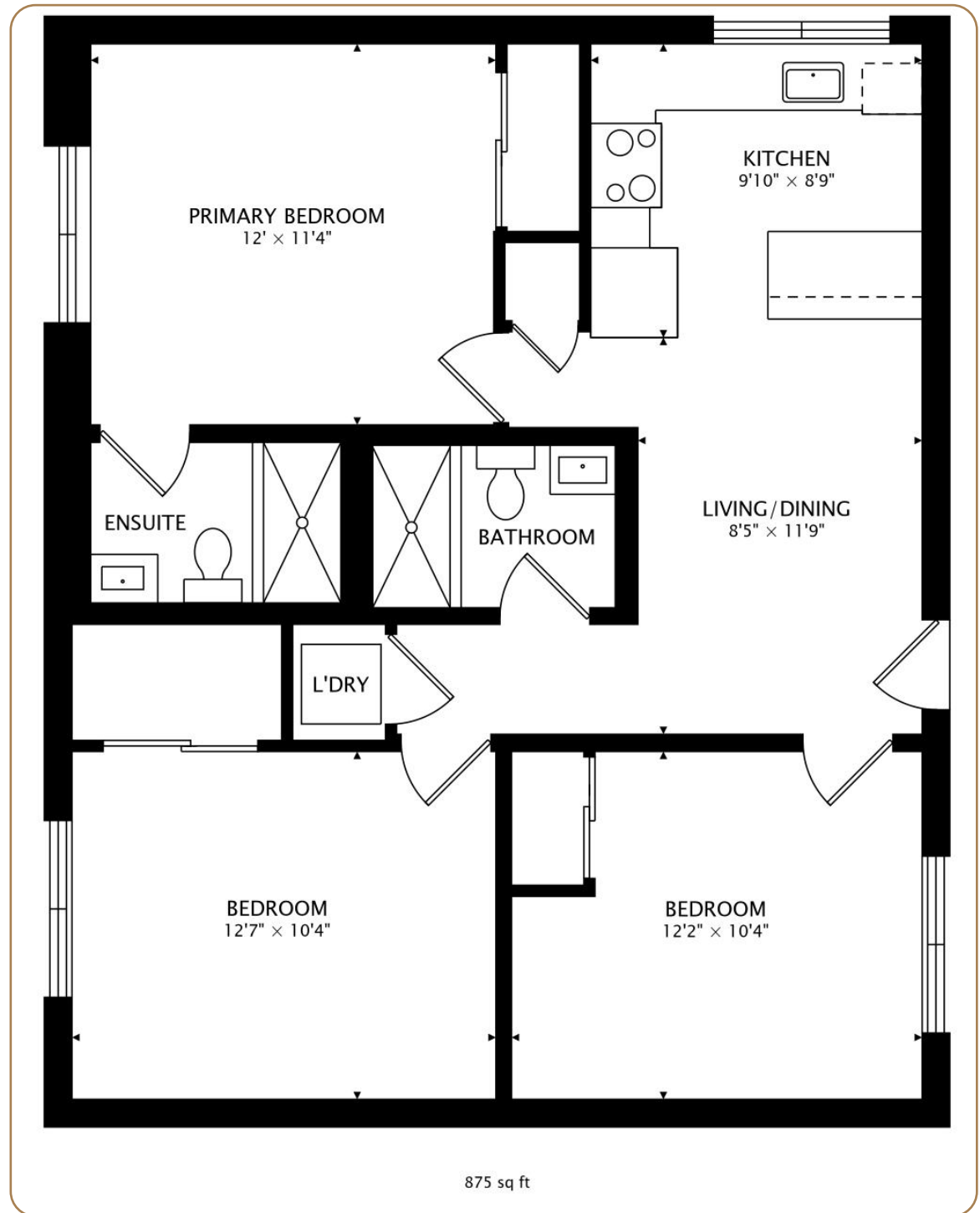
PHOTOS | Unit F - 3BR/2BA



PHOTOS | Unit F - 3BR/2BA



FLOORPLAN | Unit F



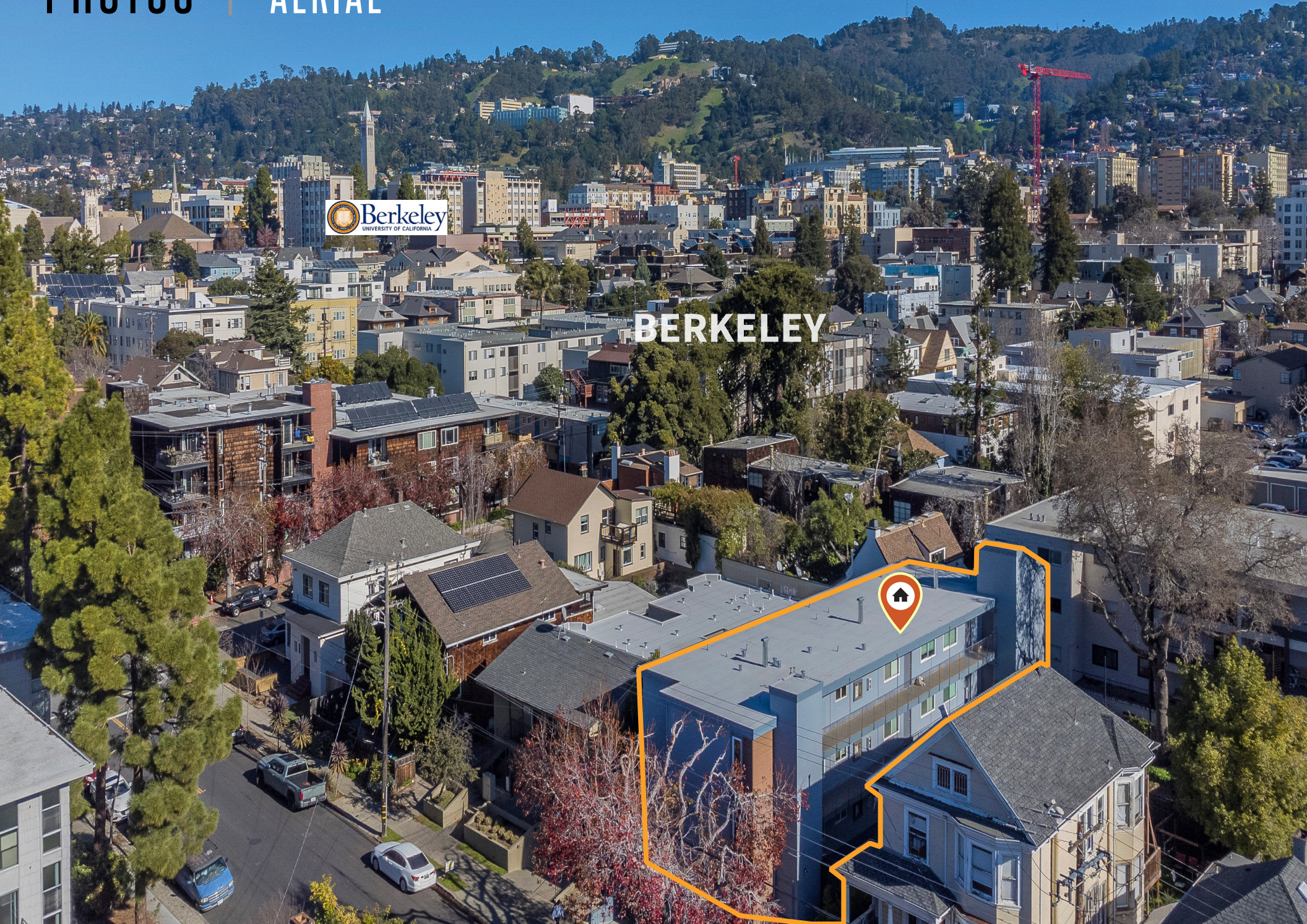
PHOTOS | External



PHOTOS | External



PHOTOS | AERIAL



BERKELEY



PHOTOS AERIAL

SAN FRANCISCO

MARIN

EL CERRITO

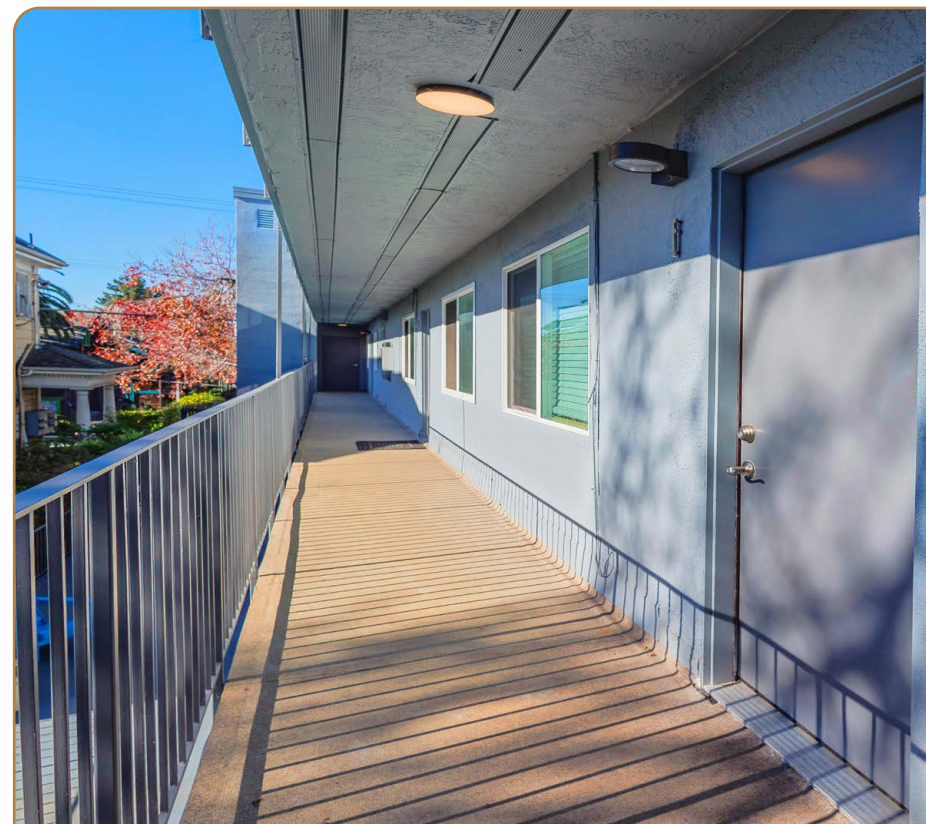
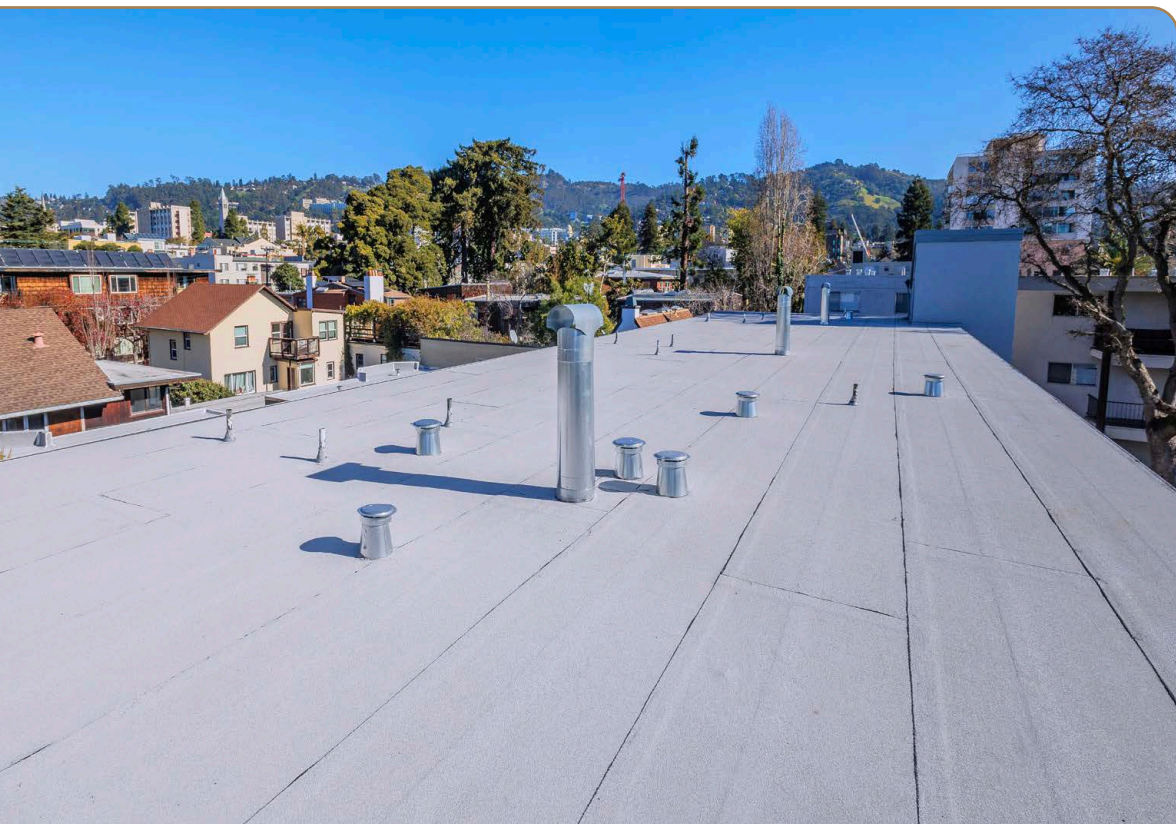
EMERYVILLE

BERKELEY

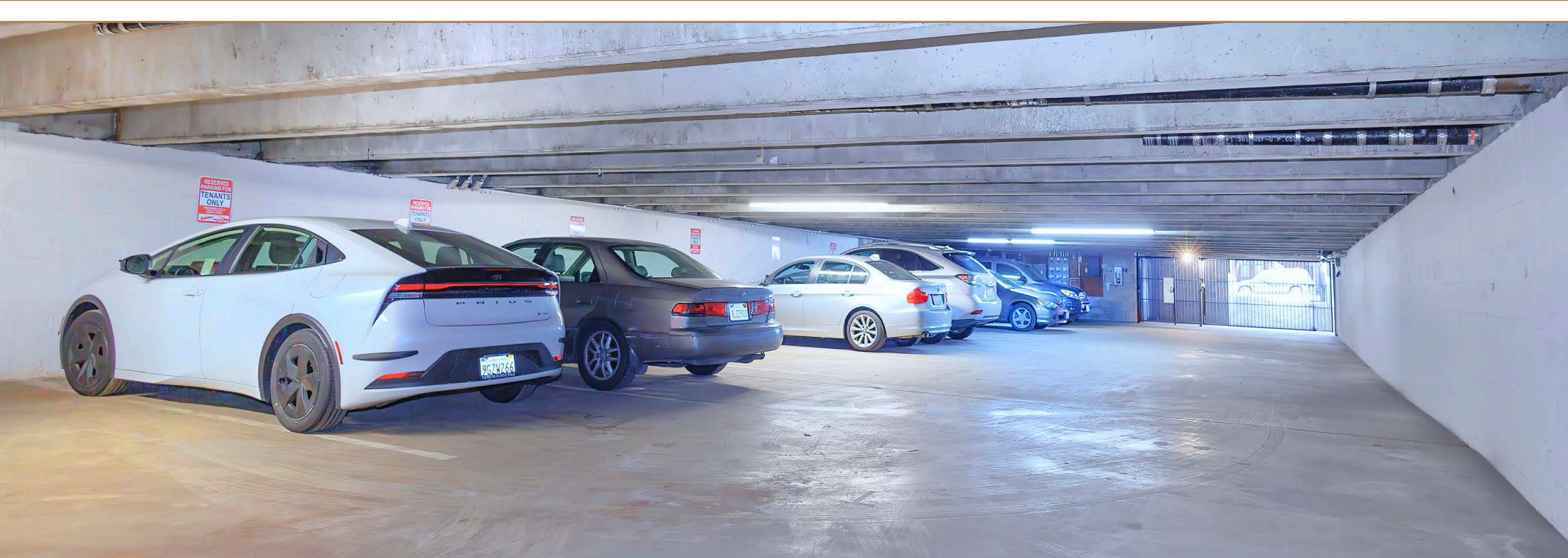
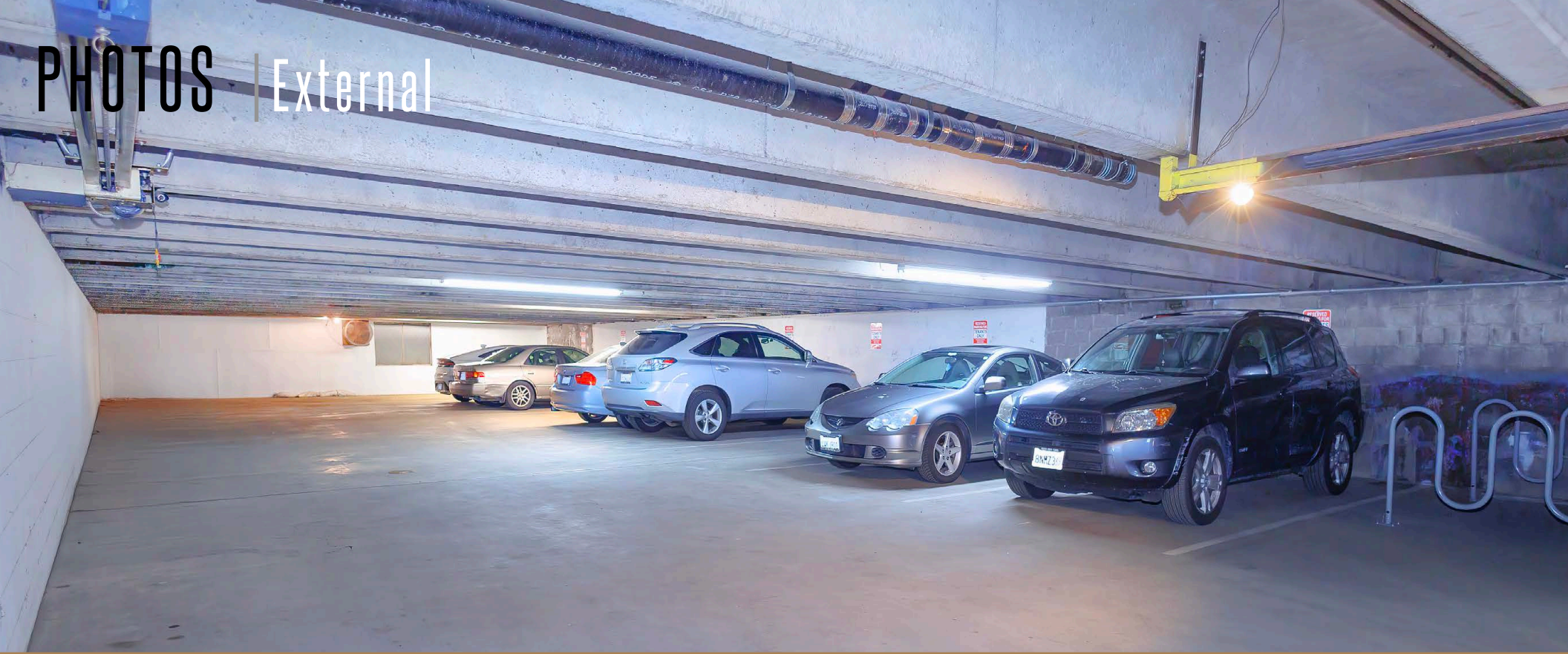
Ellsworth Street



PHOTOS External



PHOTOS | External



AERIAL PHOTO



AREA MAP



UC BERKELEY

DOWNTOWN BERKELEY

SOUTH BERKELEY



2537 Ellsworth St,
Berkeley, CA 94704

COMPASS
COMMERCIAL

Nate Gustavson, SVP, Investments
415.786.9410
nate.gustavson@compass.com
CA DRE 01898316

Willem Bos, SVP, Investments
916.698.9954
willem@bosgroupcre.com
CA DRE 02013980

INVESTMENT ADVISORS



NATE GUSTAVSON

Senior Vice President, Investments

PH: 415.786.9410

nate.gustavson@compass.com

CA DRE: 01898316



WILLEM BOS

Senior Vice President, Investments

PH: 916.698.9954

willem@bosgroupcre.com

CA DRE: 02013980

COMPASS
COMMERCIAL

1699 Van Ness Avenue • San Francisco CA 94109

Compass is a real estate broker licensed by the State of California and abides by Equal Housing Opportunity laws. License Number 01527235. All material presented herein is intended for informational purposes only and is compiled from sources deemed reliable but has not been verified. Changes in price, condition, sale or withdrawal may be made without notice. No statement is made as to accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed.