

Office/Retail Building

**2508-2510 Channing Way @ Telegraph
Berkeley, CA**

Asking Price: \$3,100,000



11 Offices, 2 Retail Stores, 22 Car Parking

Two blocks from Sather Gate entrance —
University of California

Completely renovated in 1985

7,350 sq. ft. of office space

2,270 sq. ft. of ground level retail space

Building size: 12,814 sq. ft.

Lot size: 8,740 sq. ft.

342 sq. ft. of storage space

Newer roof (approx. 4-5 years old)

Air conditioned throughout

Parking: 22 spaces

Financing: \$1,500,000 @ 5%, (v), No Prepay

Total monthly debt service: \$8,513 (\$56,385 int + \$2,128 principal pay down per month)



RICK DURAZZO
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**Monthly Income – Offices: \$23,257
Parking: \$ 1,720
Total: \$24,977**

Total Annual Income: \$299,724

Address	Tenant	Sq. Ft.	Monthly Rent	Lease Start	Lease End	Options (years)	Rent Increase (annually)
2508	Happy Herbs/Ethan Franc	1,000	\$2,510	9/22/10	10/30/11	3	5%
2510	Montague	1,000	\$3,500	8/15/12	9/14/12		3..50%
1	UPTe Local 1	448	\$950	6/01/14			
2	Valerie Valentine	448	\$1,205	7/01/13	7/01/15		
3	Vacant	448	*\$1,000				
4	Print Hero Corp.	572	\$3,432	6/06/11	5/31/15	2	
5	Vacant	875	*\$2,760				
6	Dr. Champin	607	\$1,600	5/01/13	5/01/19		
7&8	Print Hero	851ea	with#4	6/06/11	5/31/13	same as #4	
9,10,11	Vacant	2,250	*\$6,300				

**Market Rent – currently vacant*

Parking & Storage

Space	Tenant	Rent	Space	Tenant	Rent
1	Happy Herb	\$0	13, 14	Dr. Champin	\$340
2	Marty Berg	\$200	15, 16	Vacant	\$0
3	Farshad Hemmati	\$130	17, 18	Montague Sandwiches	\$0
4	Valerie Valentine	\$170	19	Vacant	\$0
5, 6	Fat Slice	\$400	Ramp	Vacant	\$0
7, 8	UPTe	\$210	Storage	Vacant	\$0
9, 10	Vacant	\$0			
11, 12	Chang Luong Restaurant	\$270			



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Expenses w/o Taxes: \$28,129

Taxes: 1.7% of sales price

Insurance:	\$2,607
PG&E:	\$13,551
Water:	\$1,215
Garbage:	\$3,542
Building Cleaning:	\$3,741
Miscellaneous Maintenance:	\$1,673
License:	\$1,800



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