

1581-1589 University Avenue Berkeley, CA

Location: 1581 -1589 University Avenue, Berkeley, CA

Parcels: Four (4) separate parcels totaling approx. 25,000 sqft

Property Information:

1581 University Avenue, 9,500 square feet of Retail.

- Freezer units for storage
- Commercial kitchen with prep area
- 50 feet of retail frontage on University Ave
- Skylights
- Floor drains
- Grade level access

Tenant: Three Stone Hearth, Rent: \$11,000 per month NNN, Lease Expires: 4/30/16

1585 University Avenue, 2,750 square feet of Restaurant Space

- Full kitchen
- Tenant's second restaurant
- 50 feet of frontage on University Ave.

Tenant: Himalayan Flavors, Rent: \$5,000 per month NNN, Lease Expires: 11/30/20

1589 University Avenue, 3,000 square feet of Residential Units

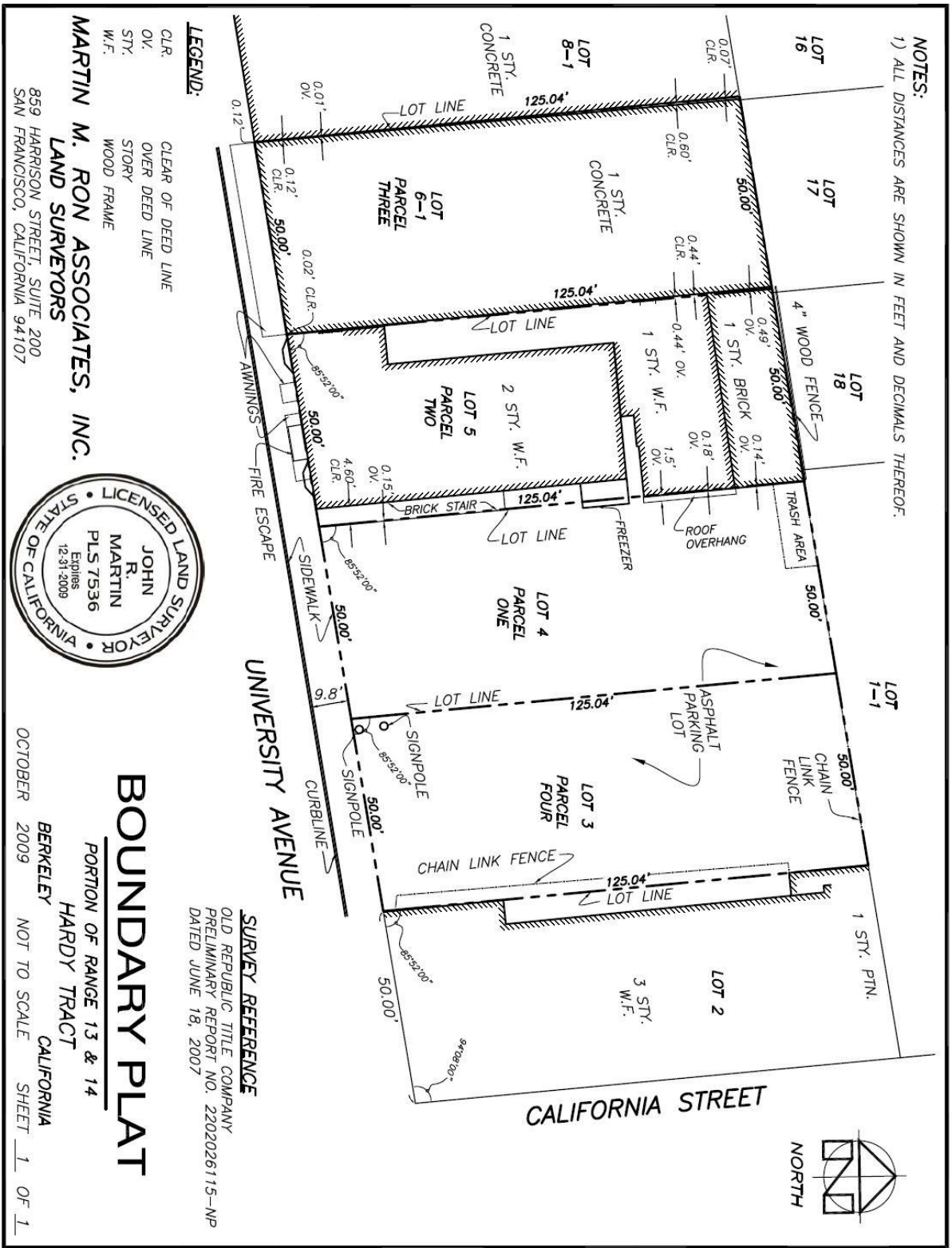
- 2 One Bedroom Units
- 3 Studio Units

Total Income from Apartments: \$4,131 per month

1591 University Avenue, 12,500 square feet of Parking Lot

- 38 Parking Stalls
- Tenant Signage

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NOTES:
1) ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

LEGEND:

- CLR CLEAR OF DEED LINE
- OV OVER DEED LINE
- STY STORY
- W.F. WOOD FRAME

MARTIN M. RON ASSOCIATES, INC.
LAND SURVEYORS

859 HARRISON STREET, SUITE 200
SAN FRANCISCO, CALIFORNIA 94107



BOUNDARY PLAT

PORTION OF RANGE 13 & 14
BERKELEY HARDY TRACT
CALIFORNIA
OCTOBER 2009 NOT TO SCALE SHEET 1 OF 1

SURVEY REFERENCE
OLD REPUBLIC TITLE COMPANY
PRELIMINARY REPORT NO. 2202026115-NP
DATED JUNE 18, 2007



S-7321

1581-1589 University Avenue
Berkeley, CA

Rent Roll 1581- 1589 University Avenue, Berkley, CA

| <u>Tenants</u> | <u>Rent (month)</u> | <u>Rent (Annual)</u> | <u>Lease Expiration</u> | <u>Rental Increases</u> | <u>Lease Type</u> |
|--------------------|---------------------|----------------------|-------------------------|-------------------------|-------------------|
| Commercial | | | | | |
| Three Stone Hearth | \$11,000.00 | \$132,000.00 | 4/30/2016 | No | NNN |
| Himalayan Flavors | \$5,000.00 | \$60,000.00 | 11/30/2020 | yes 3% per annum | NNN |
| Residential | | | | | |
| Unit #1 | \$1,050.00 | \$12,600.00 | month to month | no | N/A |
| Unit #2 | \$1,100.00 | \$13,200.00 | month to month | no | N/A |
| Unit #3 | \$636.32 | \$7,635.84 | month to month | no | N/A |
| Unit #4 | \$450.00 | \$5,400.00 | month to month | no | N/A |
| Unit # 5 | \$894.65 | \$10,735.80 | month to month | no | N/A |
| Total | \$20,130.97 | \$241,571.64 | | | |
