1926 Alcatraz Ave

BERKELEY, CA

6 Unit Opportunity

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Offer Memorandum

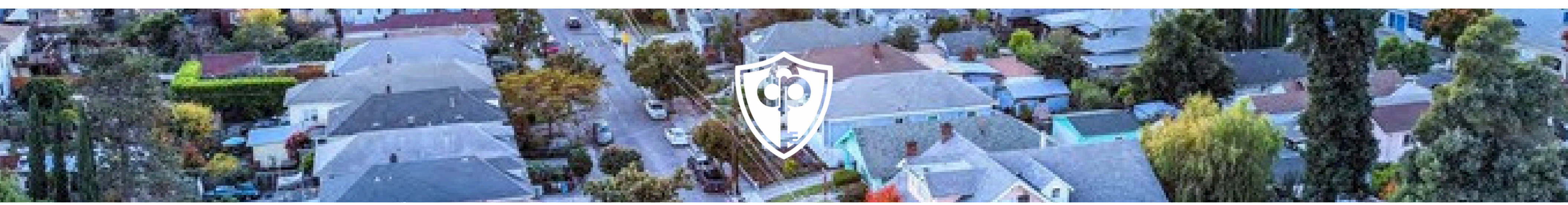
PROPERTY NARRATIVE

1926 Alcatraz Avenue presents a compelling opportunity to acquire a well-located, low maintenance multifamily asset in the desirable South Berkeley neighborhood. Just blocks from Ashby BART Station, the property offers convenient access to major employment centers throughout the East Bay and San Francisco, making it an attractive option for both owner-occupants and investors seeking a stable, income-producing asset.

Built in 1958, the two-story, wood-framed property with stucco exterior consists of six one-bedroom, one-bath units totaling 3,066 rentable square feet. The sale includes the primary 3,420 square foot parcel together with an adjacent 729 square foot parcel, for a combined 4,149 square foot lot. Residents share a common backyard with lawn area and benefit from off-street parking at the front of the building.

South Berkeley continues to see steady rental demand, with average one-bedroom rents in the broader Berkeley market generally ranging from approximately $2,300 to $2,600 depending on condition, size, and specific location within the city. The property's stable tenant profile and low maintenance unit mix provide consistent cash flow, with additional upside potential available through unit turnover and strategic improvements over time.

Residents benefit from a highly walkable, commuter-friendly location just off Interstate 880 and Highway 24, with Ashby BART Station approximately half a mile away providing direct access to San Francisco, Oakland, and the greater Bay Area. The surrounding South Berkeley neighborhood offers convenient access to shopping, dining, and daily services, with several retail centers within about a mile of the property. With a Walk Score of 80 ("Very Walkable") and a Bike Score of 99 ("Biker's Paradise"), the location allows residents to accomplish most errands on foot or by bike, adding further appeal for prospective tenants and long-term retention.



Structure

Property Type	Multifamily
Number of Units	6
Number of Stories	2
Rentable Square Footage	3,066
Year Built	1958

Site

APN	52-1364-5
Lot Square Footage	4,149

Utilities

Water	Owner (EBMUD)
Trash	Owner (WM)
Gas	Tenant (PGE)
Electric	Tenant (PGE)

PROPERTY FEATURES

Unit Mix:

- 6 one-bedroom, one-bath units

Amenities:

- Off Street Parking

INVESTMENT HIGHLIGHTS

- Highly Desirable South Berkeley Location
- Off street parking
- Washer and dryer hook-up ready for onsite laundry
- Many units have been tastefully updated
- Newer exterior paint
- Purchase included adjacent 729 SF lot (APN:52-1364-6)

LOCATION FEATURES

- Located in South Berkeley on Alcatraz Avenue, adjacent to the Adeline Street corridor, home to the neighborhood's main restaurants, bars, and retail
- Ashby BART Station approximately 0.5 miles away, providing direct regional transit access, with the Ashby Flea Market held in the station's west lot every Saturday and Sunday
- Berkeley Bowl supermarket nearby, along with additional shopping and dining along San Pablo Avenue, served by AC Transit's Route 72
- Convenient freeway access via Interstate 880 and Highway 24, supporting commutes throughout Oakland, Berkeley, and San Francisco
- Multiple nearby parks, including Grove Park, Bushrod Park, and People's Park, offering residents easy access to green space

FINANCIAL OVERVIEW

LOCATION - 1926 ALCATRAZ AVE | BERKELEY

Summary		**Current**	***Pro Forma***
Price		$1,650,000	*$1,650,000*
Down Payment	40%	$660,000	*$660,000*
Number of Units		6	*6*
Price/Unit		$275,000	*$275,000*
Rentable Square Feet		3,066	*3,066*
Price/SF		$538.16	*$538.16*
Cap Rate - Current		**5.64%**	***5.92%***
GRM - Current		10.74	*10.42*
Year Built		1958	*1958*
Lot Size		4,149	*4,149*

FINANCING*

First Trust Deed	
Loan Amount	$990,000
Interest Rate	6.50%
Amortization (years)	30

*Loan information is time sensitive and subject to change.
Please contact a Prescott Company representative for up-to-date information.

SCHEDULED INCOME

No.	Unit Type	AVG. SF	Current Rents	Rent Per SF	Monthly Income	PF Rents	PF Monthly Income
6	1X1	532	$1,911.00	$3.59	$11,466	$2,500	$15,000
Totals		**3,194**			**$11,466**		**$15,000**

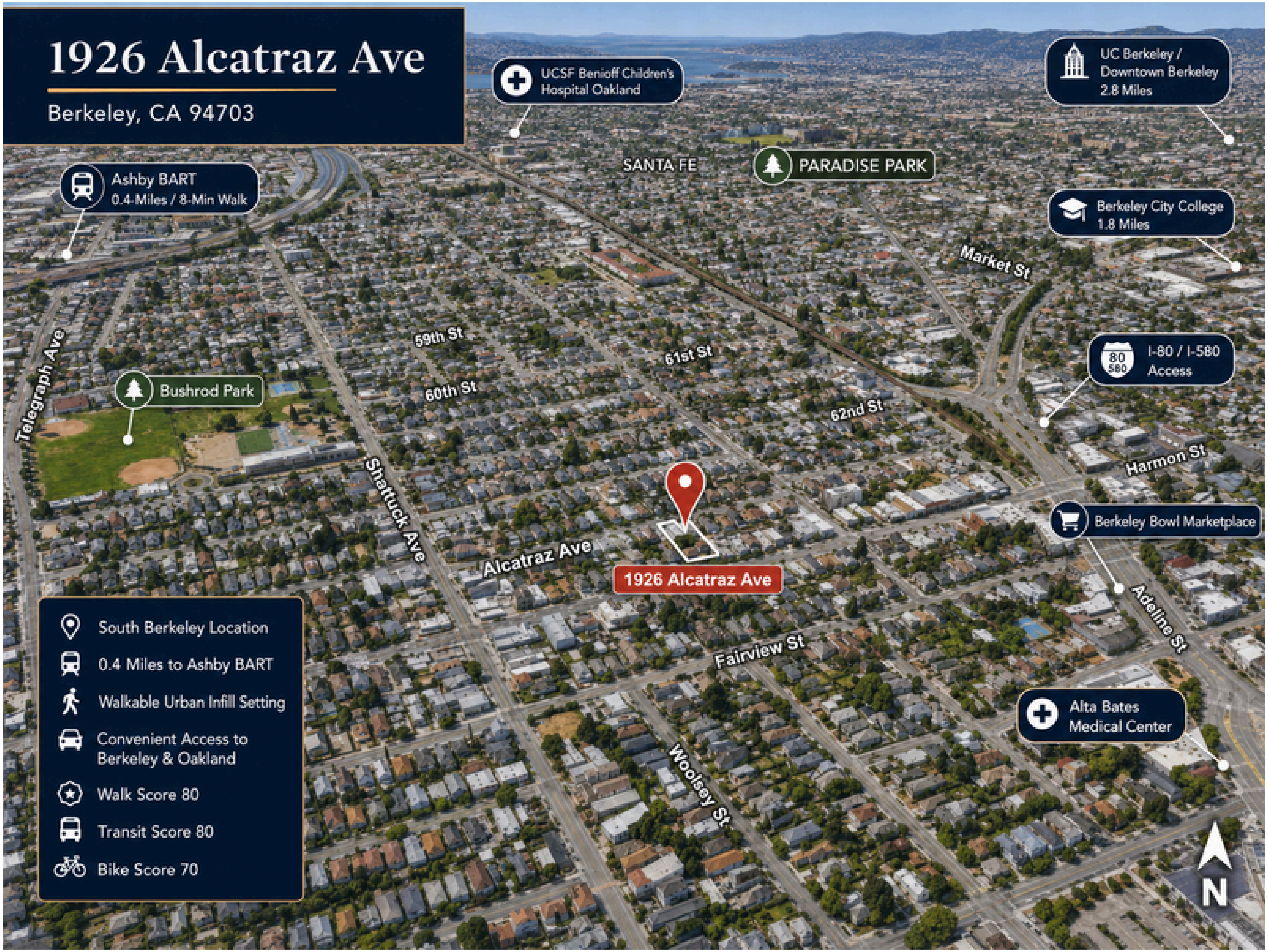
ANNUALIZED OPERATING DATA

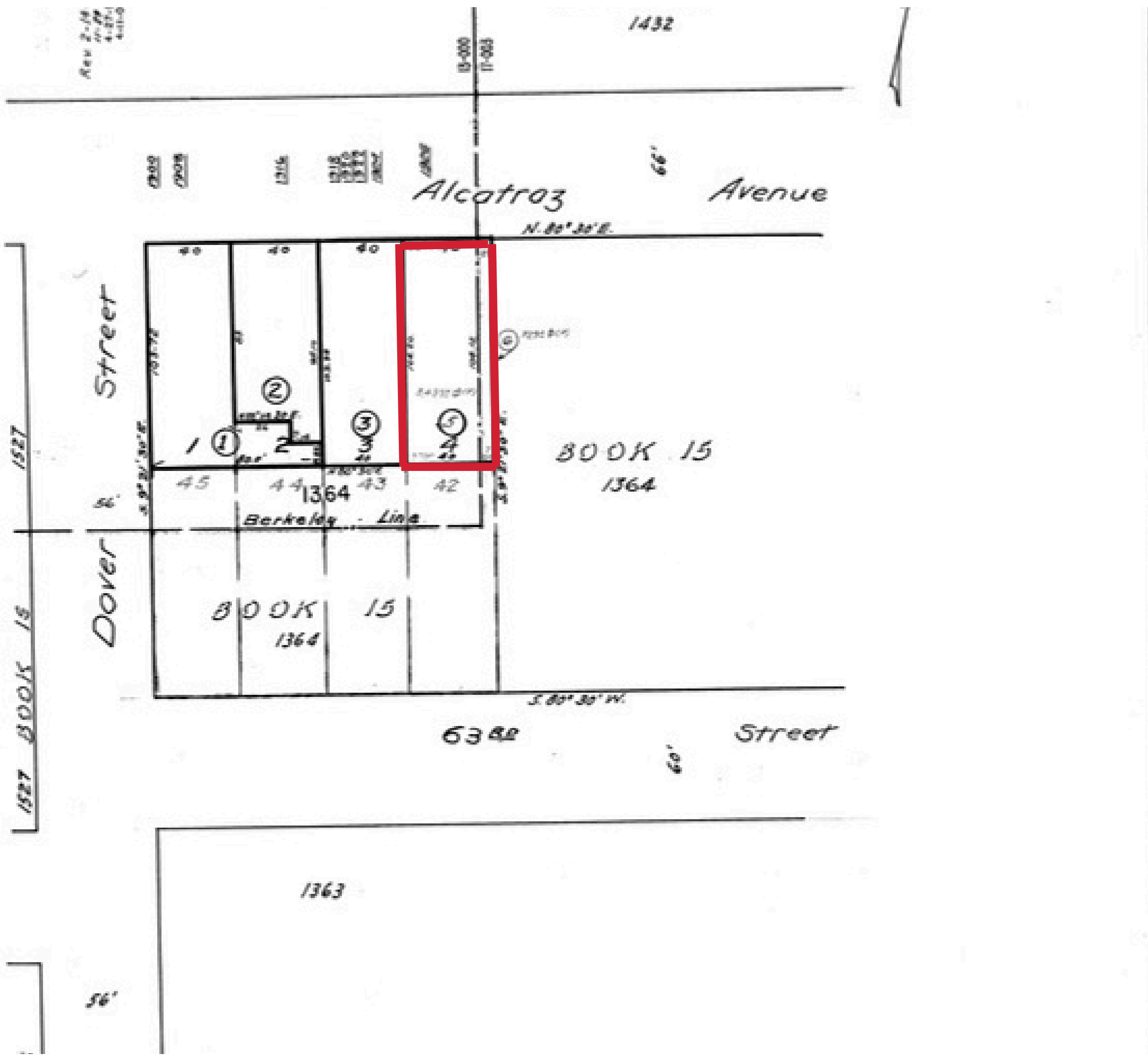
INCOME		**CURRENT**	***PRO FORMA***
Gross Potential Rent		$153,600	*$158,400*
Other Income (Laundry + Parking)		$0	*$0*
Gross Potential Income		$153,600	*$158,400*
Less: Vacancy/Deductions (GPR)	3.00%	$4,608	*$4,752*
Effective Gross Income		$148,992	*$153,648*
Less: Expenses		$55,884	*$56,018*
Net Operating Income		**$93,108**	***$97,630***
Debt Service		$75,090	*$75,090*
Net Cash Flow After Debt Service	2.73%	$18,018	*$22,540*
Principal Reduction		$11,065	*$11,065*
Total Return	**4.41%**	**$29,084**	**$33,606**

EXPENSES			
Real Estate Taxes	1.2508%	$20,638	*$20,638*
Special Assessments		$4,555	*$4,555*
PG&E (Estimated)		$1,200	*$1,200*
Garbage (Estimated)		$5,000	*$5,000*
Water(Estimated)		$3,500	*$3,500*
Repairs/Maintenance (Est. @ $1000/unit)		$6,000	*$6,000*
Insurance (Estimated)		$6,200	*$6,200*
Reserves/Replacements (Est. @ $500/unit)		$3,000	*$3,000*
Berkeley Business Tax (% of EGI)	2.88%	$4,291	*$4,425*
Berkeley Rent Board Fee ($397 per unit)		$1,500	*$1,500*
Total Expenses		**$55,884**	***$56,018***
Expenses / Unit		**$9,314**	***$9,336***
Expenses / SF		**$18.23**	***$18.27***
Expenses % of EGI		**37.51%**	***36.46%***

RENT ROLL -

Unit No.	No. BR	No. Bath	Notes	Unit SF	Current Rent	Rent per SF	*Pro Forma Rent*	Rent Per SF	Occupied
1	1	1		511	**$2,350.00**	$4.60	***$2,150.00***	*$4.21*	Y
2	1	1		511	**$1,850.00**	$3.62	***$2,150.00***	*$4.21*	Y
3	1	1	Vacant	511	**$2,150.00**	$4.21	***$2,150.00***	*$4.21*	N
4	1	1		511	**$2,150.00**	$4.21	***$2,150.00***	*$4.21*	Y
5	1	1	Vacant	511	**$2,150.00**	$4.21	***$2,150.00***	*$4.21*	N
6	1	1	Vacant	511	**$2,150.00**	$4.21	***$2,150.00***	*$4.21*	N
TOTAL VACANT				**1,533**	**$6,450**				**3**
TOTAL OCCUPIED				**1,533**	**$6,350**				**3**
TOTAL				**3,066**	**$12,800**		**$13,200**		**6**


1926 Alcatraz Ave
Berkeley, CA 94703
UCSF Benioff Children's Hospital Oakland
UC Berkeley / Downtown Berkeley 2.8 Miles
Ashby BART 0.4-Miles / 8-Min Walk
SANTA FE
PARADISE PARK
Berkeley City College 1.8 Miles
Market St
59th St
61st St
60th St
62nd St
I-80 / I-580 Access
Telegraph Ave
Bushrod Park
Shattuck Ave
Harmon St
Berkeley Bowl Marketplace
Alcatraz Ave
1926 Alcatraz Ave
Adeline St
Fairview St
Woolsey St
Alta Bates Medical Center
N
South Berkeley Location
0.4 Miles to Ashby BART
Walkable Urban Infill Setting
Convenient Access to Berkeley & Oakland
Walk Score 80
Transit Score 80
Bike Score 70


1432
Alcatraz
Avenue
66'
N. 80° 30' E.
Dover
Street
1364
Berkeley Line
BOOK 15
1364
BOOK 15
1364
1527
BOOK 15
1527
S. 80° 30' W.
63RD
Street
60'
1363
56'

Who We Are

The Prescott Team is a full-service real estate team focused on helping clients achieve their individual real estate goals. Our work is guided by a strong internal culture built on integrity, accessibility, humility, and a tireless work ethic. We are relationship-driven, not commission-driven, and believe the best results come from long-term partnerships and an enjoyable, collaborative working environment.

Why Work With Us

We areproactive,responsive, and highly market-focused. Our team combines local expertise with timely data, thoughtful analysis, and clear strategies to help clients make informed decisions and execute successfully.

We prioritize honest communication, consistent follow-through, and strong advocacy to achieve the best possible price and terms for our clients. Our goal is not only a successful transaction, but a trusted relationship that continues well beyond the closing.

We look forward to the opportunity to earn your business.

Nolan & team

OUR TEAM

We strive to build high quality relationships through honest communication, tireless work ethic, and by providing our clients with overall excellent service and execution.

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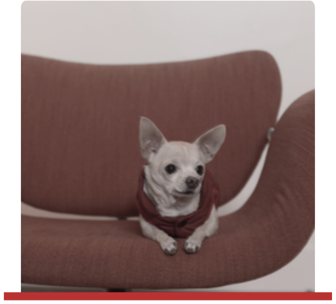

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THE PRESCOTT TEAM
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