



STUDENT HOUSING CONVERSION

2702–2708 Dana St

Berkeley, CA 94705

Three Duplexes

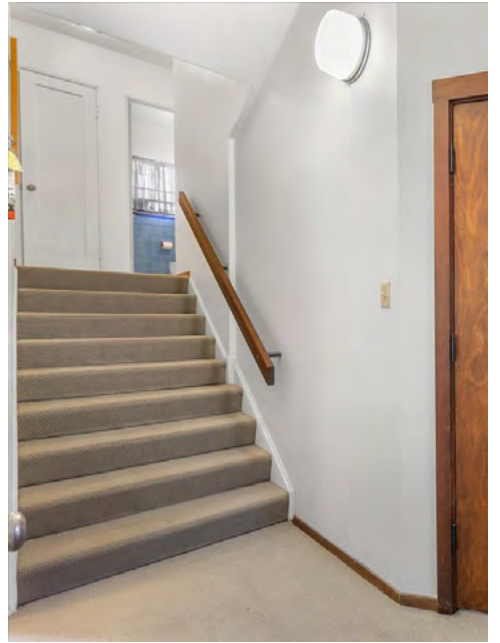
\$2,395,000

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GROUP





















Property Summary

Situated on a quiet, tree-lined street in one of Berkeley's most supply-constrained rental neighborhoods, 2702 Dana Street offers exceptional proximity to the University of California, Berkeley, Telegraph Avenue, and Ashby BART Station. The location provides outstanding walkability and transit access, with a Walk Score of 92 and Bike Score of 97, supporting consistent year-round demand from students and renters.

The property comprises approximately ±5,466 square feet across three duplexes on a single ±15,000 square foot parcel, an increasingly rare offering this close to campus. One-to-one parking enhances its appeal, including two two-car garages.

Currently, the rear duplex is configured as two traditional residential units with strong rental appeal due to their proximity to campus, Willard Park, and amenities such as Berkeley Bowl. The front two duplexes, originally built as residential, have been connected by a shared common area and are presently used as eight individual offices. Given the original construction of the conjoined duplexes, this building can be readily converted back to a residential use, allowing for eight residential units in the front and two stand-alone residential units in the rear (stand-alone duplex), offering both immediate income potential and flexible repositioning upside.

2702 Dana Street offers a compelling combination of **location, scale, parking, and conversion flexibility**. Investors and developers can reposition the asset into high-demand student housing, pursue additional density through ADUs, or hold a generational Berkeley property supported by durable fundamentals and limited new supply.



Property Summary **Continued**

Student Housing Conversion

The property is well positioned to capitalize on Berkeley's student housing demand through conversion of the conjoined duplexes into a dorm-style configuration.

- Contains eight offices that can be converted into bedrooms with two beds per room
- Underwritten at \$1,400 per bed; nearby properties achieve ~\$1,800 per bed
- Layout currently contains four kitchens and four bathrooms (two bedrooms per kitchen/bath)
- Central common area suitable for amenity space such as dining room, study lounge, social room

Large Lot / ADU Potential

- ±15,000 square foot parcel provides excess land for ADU development or additional income streams

Financial Analysis

Recommended price	\$2,395,000	First loan	\$1,556,750
Down payment (35%)	\$838,250	Interest rate (5yr fixed)	5.40%
Number of units	9.00	Amortization	30
Price/unit	\$266,111	Monthly payment	\$8,742
Square feet	5,567	Annual debt	\$104,900
Cost/sq. foot	\$430	Debt service coverage ratio (DSCR)	2.06
CAP - Current	9.01%		
CAP Rate - Pro Forma	13.20%		
GRM- Current	7.0		
GRM - Pro Forma	5.3		
Year built	1957		
Lot size	15,000		
Parking	Yes		

Pricing Matrix

Range	Price	GRM	CAP	\$/unit	\$/SF
Low	\$2,295,000	6.73	9.40%	\$255,000	\$412
Mid	\$2,395,000	7.03	9.01%	\$266,111	\$430
High	\$2,495,000	7.32	8.65%	\$277,222	\$448

Financial Summary **Continued**

Annualized operating data		Current	Pro Forma	
Scheduled rental income		\$340,836	\$439,200	
Parking		\$0	\$10,000	
Laundry		\$0	\$4,500	
RUBS		\$0	\$0	
Scheduled gross income		\$340,836	\$453,700	
Less vacancy rate	3%	\$10,225	\$21,960	5%
Gross operating income		\$330,611	\$431,740	
Less expenses		\$114,912	\$115,533	
Net operating income		\$215,699	\$316,207	
Debt service		\$104,900	\$104,900	
Net cash flow after debt service	13.22%	\$110,800	\$211,308	25.21%
Loan principal reduction		\$21,359	\$21,359	
Total investment return	15.77%	\$132,158	\$232,666	27.76%

** Based on recommended list price. **

Financial Summary **Continued**

Expenses		Current	Pro Forma
New property taxes	1.2323%	\$29,514	\$29,514
Special assessments		\$8,946	\$8,946
Insurance		\$12,000	\$12,000
Utilities - Estimated		\$13,979	\$13,979
EBMUD - Estimated		\$6,500	\$6,500
Janitorial		\$5,450	\$5,450
Trash - Estimated		\$6,000	\$6,000
Management		\$16,531	\$16,531
G&A		\$1,074	\$1,074
Repairs & maintenance		\$9,000	\$9,000
Business tax & rent board fees		\$2,419	\$3,040
Management		\$3,500	\$3,500
Total expenses		\$114,912	\$115,533
% of EGI		34.76%	26.76%

Rent Roll

Unit	Type	Rent	Market Rent	Notes
Resi - 1	2x1	\$3,600	\$3,600	VACANT
Resi -2	3x1	\$2,403	\$4,200	RENTED
Room 1	N/A	\$2,800	\$3,600	Used as office now - proforma rent
Room 2	N/A	\$2,800	\$3,600	Used as office now - proforma rent
Room 3	N/A	\$2,800	\$3,600	Used as office now - proforma rent
Room 4	N/A	\$2,800	\$3,600	Used as office now - proforma rent
Room 5	N/A	\$2,800	\$3,600	Used as office now - proforma rent
Room 6	N/A	\$2,800	\$3,600	Used as office now - proforma rent
Room 7	N/A	\$2,800	\$3,600	Used as office now - proforma rent
Room 8	N/A	\$2,800	\$3,600	Used as office now - proforma rent
Monthly		\$28,403	\$36,600	
Annual		\$340,836	\$439,200	
Upside		28.86%		

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