



OFFERING MEMORANDUM

3110 California Street

Berkeley, CA 94703 | 4-Unit Multifamily

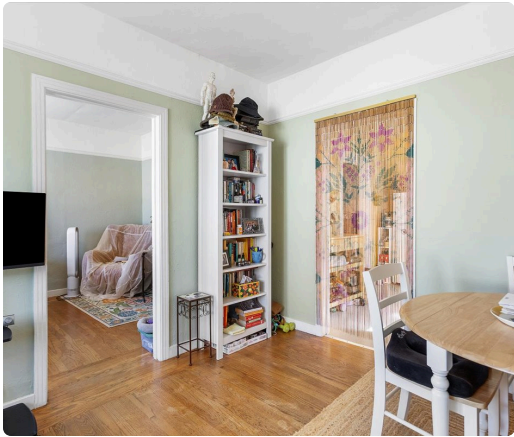
\$1,250,000

5.38% CAP | 12.70 GRM | 4 Units

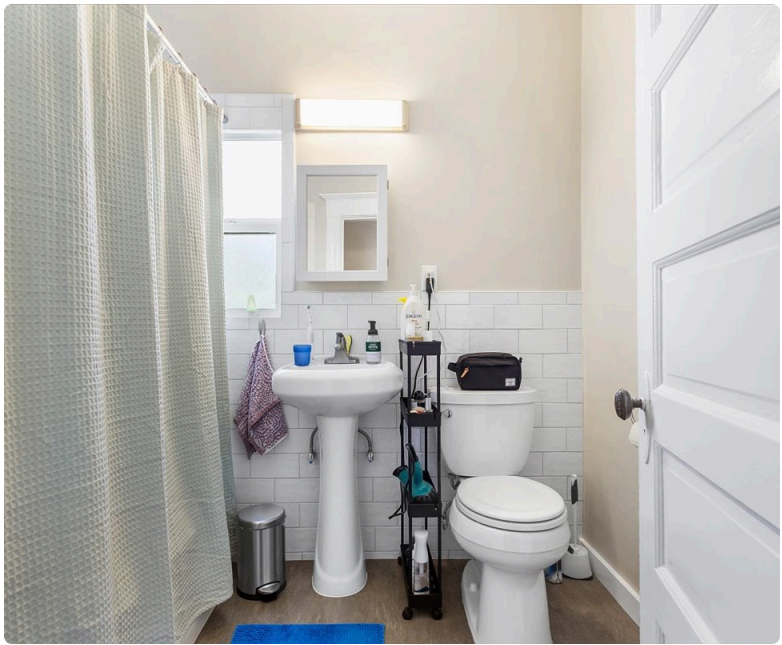
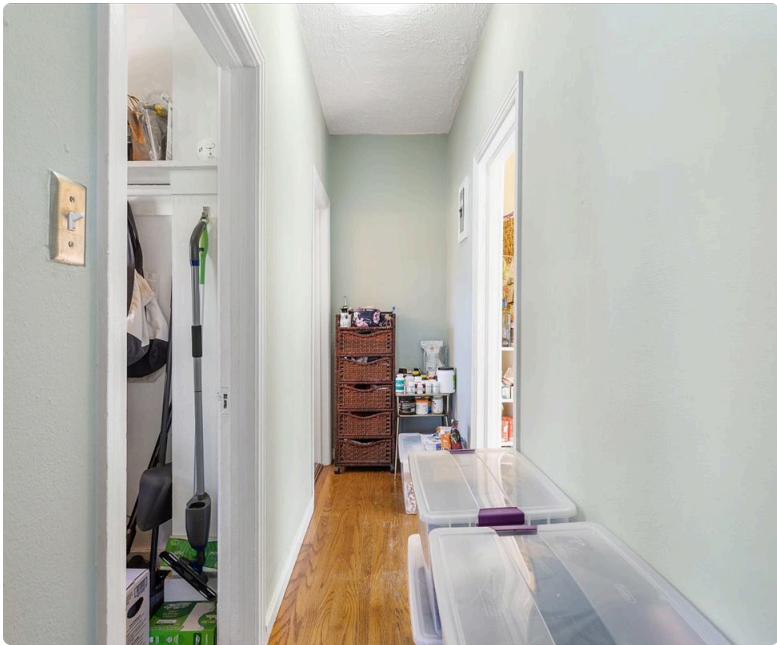
BOS
GROUP



Photos maybe AI-enhanced



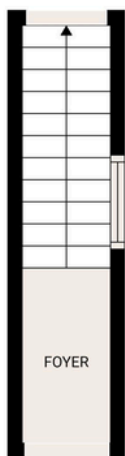
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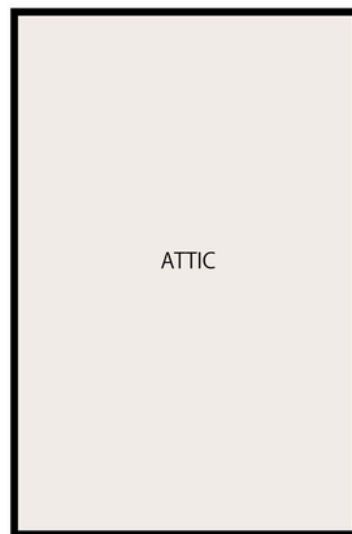
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Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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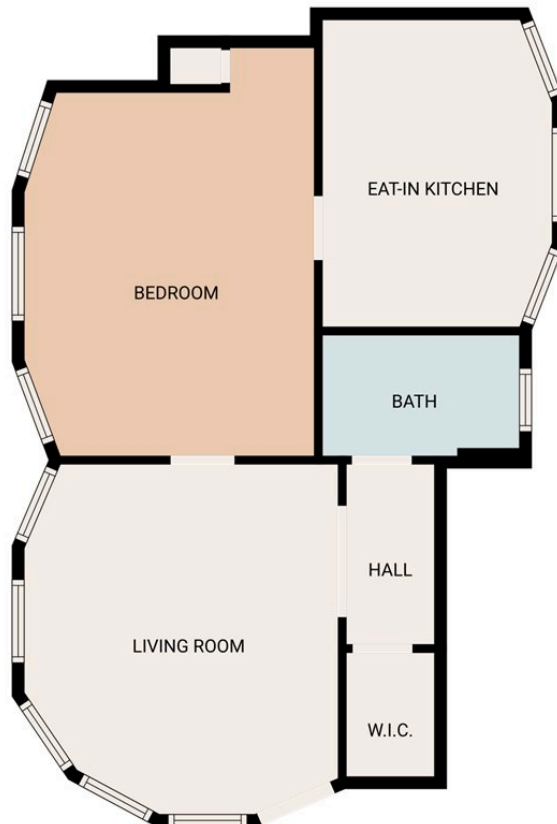


Unit 3110 A – 1BR/1BA



Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

Unit 3112 – 1BR/1BA



Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

Property Summary

The Bos Group is proud to present 3110 California Street, Berkeley, CA, a rare investment opportunity in the heart of South Berkeley.

Built in 1896 and rich with vintage character, this well-maintained four-unit multifamily property blends historic charm with modern-day practicality. The property offers an ideal combination of architectural appeal, income potential, and long-term value.

The unit mix includes three 1-bedroom/1-bath units and one 2-bedroom/1-bath unit, perfect for attracting a broad range of tenants. All units have been thoughtfully updated, offering modern interiors that complement the building's classic charm.

5.38%

CAP RATE

12.70

GRM

11.8%

UPSIDE

\$312,500

PRICE / UNIT

\$557

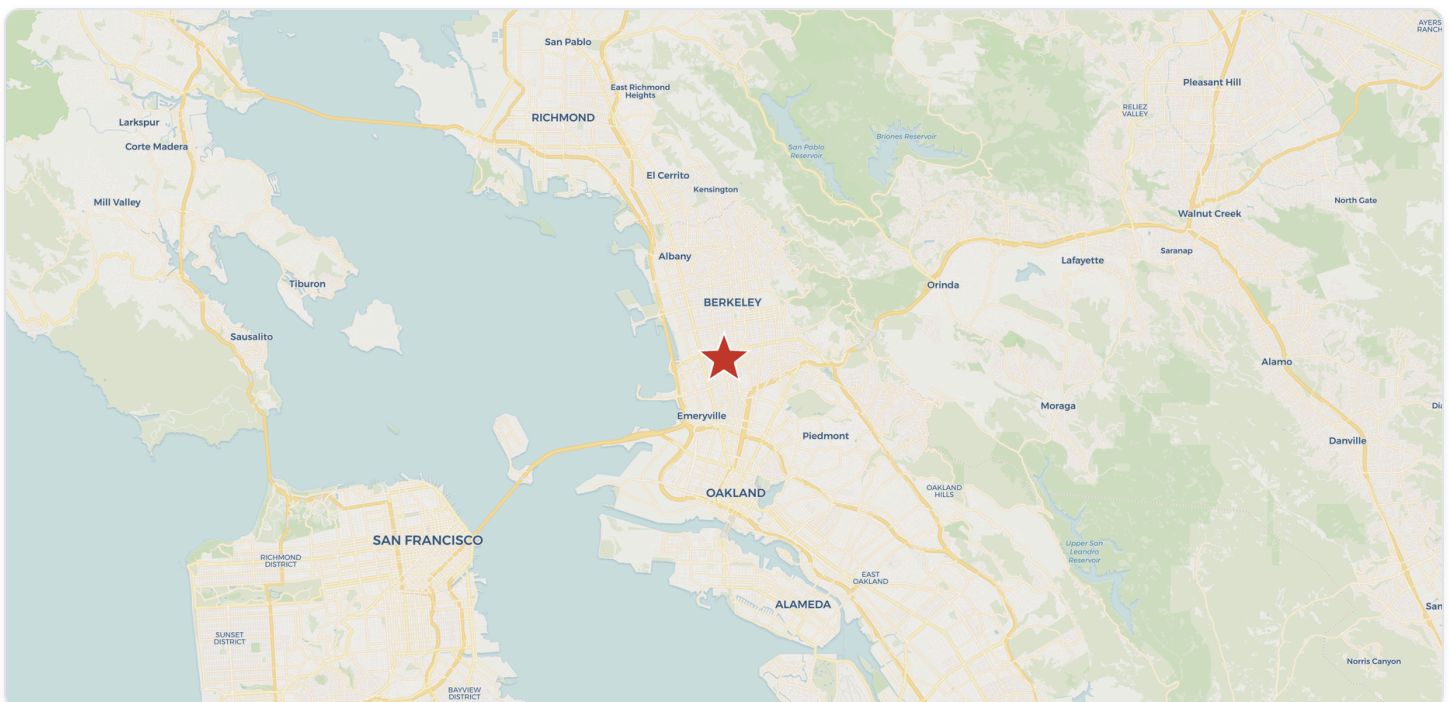
PRICE / SF

INVESTMENT HIGHLIGHTS

- List price \$1,250,000 | 35% down -\$438K
- Separately metered gas, electric & water
- Attic loft conversion potential | added SF & income
- Walk Score 85 | 0.4 mi to Ashby BART
- On-site laundry & dedicated storage per unit

RECENT CAPITAL IMPROVEMENTS

- Unit Upgrade — \$39,500 (2025)
- Full Building Reseal (2025)
- Exterior Paint (2025)



Investment Summary

Price	\$1,250,000	First loan	\$812,500
Down payment (35%)	\$437,500	Interest rate (5yr fixed)	5.60%
Number of units	4	Amortization	30 years
Price / unit	\$312,500	Monthly payment	\$4,664
Square feet	2,244	Annual debt service	\$55,973
Cost / sq. foot	\$557	Debt coverage ratio (DSCR)	1.2
CAP - Current	5.38%		
CAP Rate - Pro Forma	6.27%		
GRM - Current	12.70		
GRM - Pro Forma	11.37		
Year built	1896		
Lot size	3,325 SF		

Pricing Matrix

RANGE	PRICE	GRM	CAP	\$/UNIT	\$/SF
Low	\$1,150,000	11.68	5.85%	\$287,500	\$512
Mid	\$1,250,000	12.70	5.38%	\$312,500	\$557
High	\$1,350,000	13.72	4.99%	\$337,500	\$602

Pricing based on recommended list price. Buyer to verify all financial information independently.

Income Summary

Rent Roll

UNIT	TYPE	RENT	MARKET RENT	NOTES
3110	2x1	\$2,400	\$2,600	
3110 A	1x1 - L	\$1,921	\$2,300	
3112	1x1	\$1,920	\$2,100	
3112 A	1x1	\$1,895	\$2,100	
Monthly Total		\$8,136	\$9,100	
Annual Total		\$97,632	\$109,200	

Rent roll data provided by property owner. Market rents based on comparable units in the area.

Unit Mix

UNIT TYPE	# OF UNITS	VACANCY	RENT	MARKET RENT	UPSIDE	% OF TOTAL
1x1	2	0	\$1,908	\$2,100	10.1%	50%
1x1 - L	1	0	\$1,921	\$2,300	19.7%	25%
2x1	1	0	\$2,400	\$2,600	8.3%	25%
Total	4	0	\$8,136	\$9,100	11.8%	100%
Average		0.0%	\$2,034	\$2,275		

Expense Summary

EXPENSE		CURRENT	PRO FORMA
New Property Taxes	1.23% tax rate	\$15,404	\$15,404
Special Assesments	\$1,144 /unit	\$4,576	\$4,576
Insurance	\$681 /unit	\$2,723	\$2,723
Trash	\$416 /unit	\$1,662	\$1,662
Repairs & Maintenance	\$500 /unit	\$2,000	\$2,000
Business Tax & Rent Board Fees***	\$430 /unit	\$1,720	\$1,842
Fire Inspection	\$24 /unit	\$98	\$98
Total expenses	\$7,046 /unit	\$28,183	\$28,304
% of EGI		29.51%	26.52%

Expenses based on owner-provided financials and market estimates. Buyer to verify all expense information.

Financial Overview

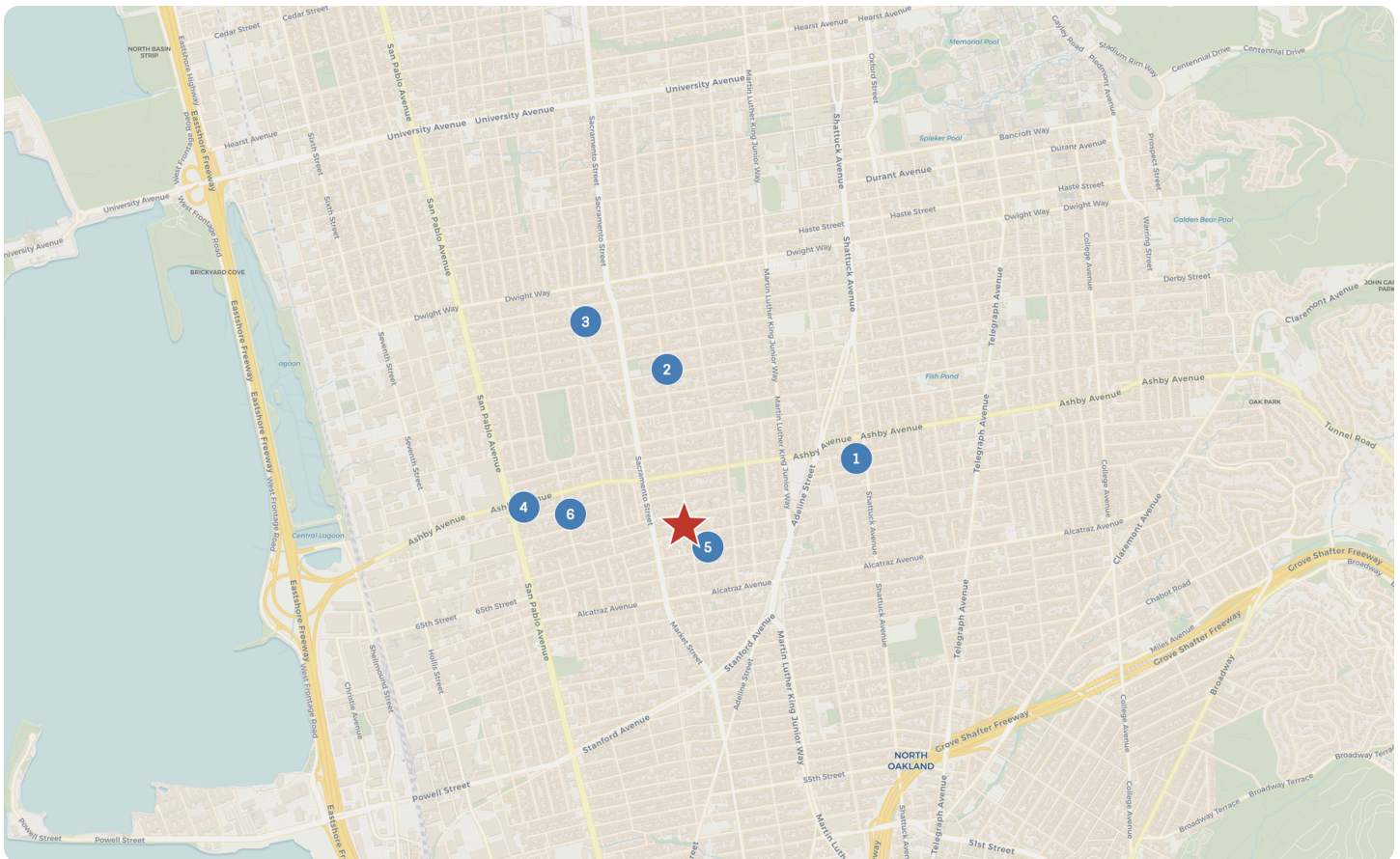
ANNUALIZED OPERATING DATA		CURRENT		PRO FORMA
Scheduled rental income		\$97,632		\$109,200
Laundry income		\$785		\$785
Scheduled gross income		\$98,417		\$109,985
Less vacancy rate	3.00%	(\$2,929)	3.00%	(\$3,276)
Effective gross income		\$95,488		\$106,709
Less expenses		(\$28,183)		(\$28,304)
Net operating income		\$67,305		\$78,405
Debt service		(\$55,973)		(\$55,973)
Net cash flow after debt service	2.59%	\$11,332	5.13%	\$22,432
Loan principal reduction		\$10,746		\$10,746
Total investment return	5.05%	\$22,078	7.58%	\$33,178

** Based on recommended list price. **

Operating data based on trailing 12 months and owner-provided financials. Pro forma projections are estimates only.

Sales Comparables

NO.	PROPERTY ADDRESS	SALE PRICE	DATE	BLDG SF	UNITS	GRM	CAP	\$/UNIT	\$/SF
1	2070 Emerson Street, Berkeley	\$1,340,000	Mar-25	3,712	4	12.18	—	\$335,000	\$361
2	2721 California Street, Berkeley	\$870,000	Mar-25	2,815	4	14.65	—	\$217,500	\$309
3	1411 Parker Street, Berkeley	\$1,350,000	Jun-25	2,942	4	—	—	\$337,500	\$459
4	1235 Garrison Street, Berkeley	\$1,100,000	Aug-25	2,332	4	13.82	—	\$275,000	\$472
5	1619 Fairview Street, Berkeley	\$1,300,000	Sep-25	3,733	4	12.29	—	\$325,000	\$348
6	1259 Garrison Street, Berkeley	\$1,375,000	Jul-25	3,224	4	11.04	—	\$343,750	\$426
AVERAGE		\$1,222,500		3,126	4	12.80	—	\$305,625	\$396
3110 California Street		\$1,250,000		2,244	4	12.70	5.38%	\$312,500	\$557



Exclusively Listed By

COMPASS COMMERCIAL | BOS GROUP CRE



Willem Bos

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Willem Bos is a Senior Vice President at Compass Commercial with over 10 years of experience as a real estate investment professional. He has successfully led his team in trading over \$500 million in multi-family and commercial property assets throughout the East Bay. Willem excels at guiding clients through commercial real estate investments with a deep understanding of the market and a strategic, client-focused approach.



Brian von Lackum

SENIOR INVESTMENT ADVISOR

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Brian von Lackum is a Senior Investment Advisor at Compass Commercial with over five years of experience in commercial real estate. Before joining the Bos Group, Brian worked at Newmark in Valuations & Advisory and achieved Certified General Appraisal licensure, appraising properties from \$1M to over \$1B across multifamily, office, industrial, and retail. Born in Marin County and based in San Francisco, Brian brings deep Bay Area market expertise to every transaction.



3110 California Street | Berkeley, CA 94703

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