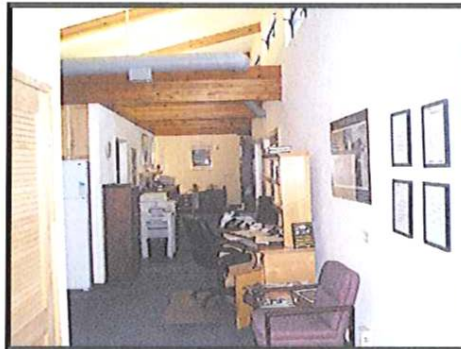


Office Building Sale Comp

Address: 800 Addison St., Berkeley CA	
Selling Price: \$720,000	Cost per sq.ft.: \$248.28/sq.ft.
Building Size: 2,900 sq.ft.	Yard Area: 3 off street parking
Sale Date: March 14, 2013	On Market: 4 months
Terms, Conditions, Comments: 2 unit office building	
Seller: Robinson	Buyer: Don Brody
Listing Broker: Robinson	Selling Broker:



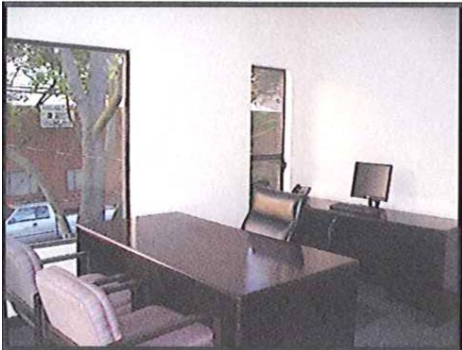
Parking at your door



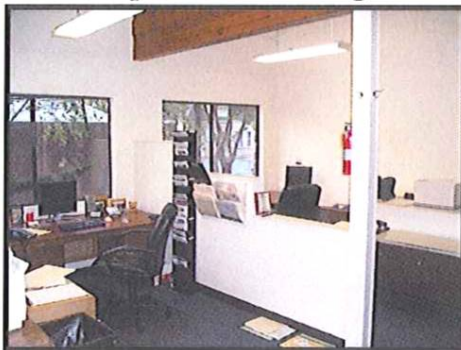
Open Beam Ceilings



Conference Room



Private Office #1



Bull-pen Offices



Convenient Location

SMALL 2 UNIT OFFICE BUILDING

800 Addison Street, Berkeley CA

Approximately 2,900 sq.ft. with the following features:

Upstairs: Leased through mid-2013

- * 2 Private & Bullpen Offices
- * Conference Room
- * Kitchenette & 2 Restrooms
- * Perimeter Windows
- * 3 Off-Street Parking
- * Full HVAC & Cat 5 Wired
- * Close to 4th Street Shops
- * Open Beam Ceiling

Downstairs: For Owner Occupant

- ±1,450 sq.ft. leased through 12/31/12 may be available sooner
- 2 Off-Street Parking for this unit
- Current rent \$2,100/month (\$1.45/sq.ft.)
- Tenant: Alden Studio (upholstery)
- Ground floor space can be office or live/work
- Previous uses have been graphic artists, wine brokers, small upholstery business

SALE PRICE: \$749,000 (<\$259/sq.ft.)

Information Herein Deemed Reliable but not Guaranteed.