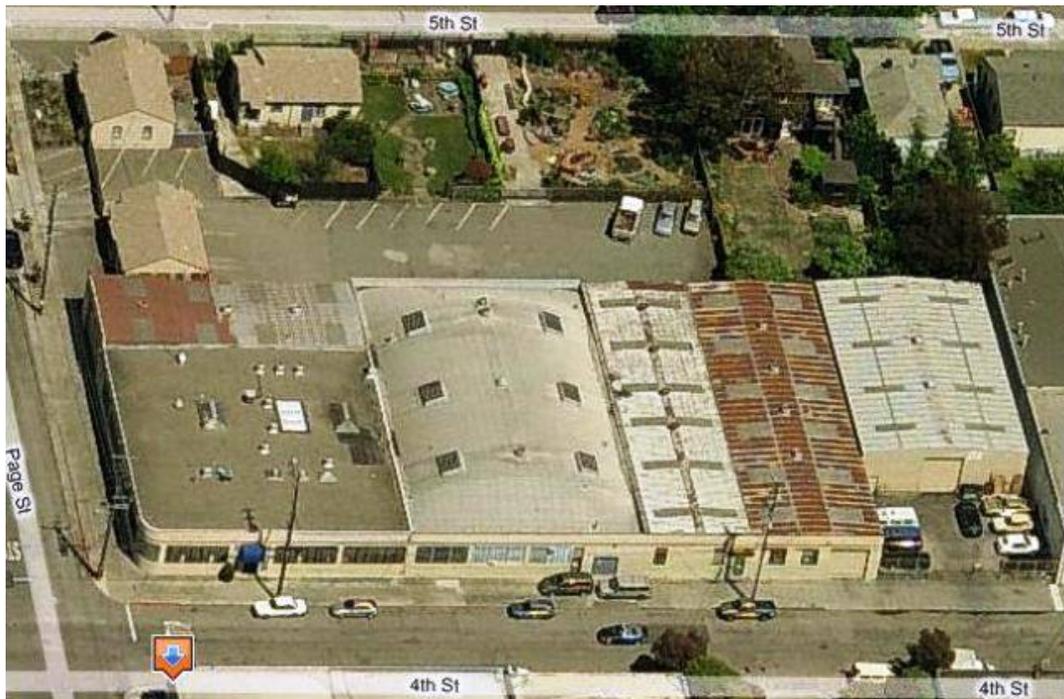


Industrial Warehouses with Residential Land Component Sale Comp

Address: 1435-1455 4 th St. & Page and 5 th St, Berkeley CA	
Price: \$3,800,000	Cost per sq.ft.: Warehouses = \$75.76/sq.ft. Residential Land = \$43.33/sq.ft.
Building Size: 33,000 sq.ft. leased warehouses - MULI, and approx 30,000 sq.ft. residential land - MUR	Parcel: 60,000 sq.ft. – 6 parcels
Sale Date: July 24, 2013	On Market: 8 months
Terms, Conditions, Comments: Purchased by local developers looking for an approx 7.0% cap rate return on 4 leased warehouses of approx 33,000 sq.ft. Regarding the remainder of approx 30,000 sq.ft. of MUR land on 5 th St, most likely will be developed in future into 14 -18 residential units, i.e townhouses, apartments, etc. Buyer performed 1031 tax deferred exchange.	
Seller: Haws Trust, Haws Corp, Traynor Family	Buyer: Arriaza & Olson
Listing Broker: Scott Robinson, Robinson Real Estate	Selling Broker:



Berkeley – Haws Complex For Sale

Approx. 32, 935 sq.ft. in leased warehouses - a total of 6 structures on approx. 60,000 sq.ft. parcel - 6 lot assemblage

Approx. ½ the total parcel is zoned MUR (5th St. side) which can potentially be developed into approx. 14 condos or apartments, the other ½ is zoned MULI (4th St. leased warehouses). In possession we have 1st round offer from reputable developer \$1.6 million for MUR side. Land value MUR side worth \$1.6-\$1.9 million. Leased investment side rented to 4 warehouse companies generating average 6.75% cap rate. Thus value range of warehouses is \$2.6-\$2.8 million.

Further, warehouse properties fully upgraded in 2009 approx. \$300,000 for seismic and \$350,000 for interior improvements offices, roofs, electrical, doors, lights, etc. like brand new.

For Sale - \$4,700,000

PLEASE CONTACT: Scott Robinson 510/914-8785 or email: scott@robinsonreal.com

Information Herein Deemed Reliable but not Guaranteed.

Information provided by Landlord has not been verified, in some cases figures are projected