



3167-3173 College Avenue

Berkeley, CA

- \$ 2,281,000
- NNN LEASES
- Redeveloped Retail Investment
- FedEx Kinko's Anchor
(NYSE: FDX)
- 6.0% CAP
- High Traffic "A" Location
- 3,652 Square Feet (Public Record)



**For more information, please
contact exclusive agent:**

Santino DeRose

468 Green Street
San Francisco, CA 94133

Santino DeRose
Phone: (415) 362-1900
Cell (415) 336-0151
Fax: (415) 362-0360

Fully leased investment anchored by FedEx Kinko's in prime Berkeley retail corridor. All leases are NNN with 5-year terms commencing mid-2008. The renovation of the property, which began in early 2008, is in its final stage.

3167-3173 College Avenue is located off the corner of College and Alcatraz Avenues, a major intersection near UC Berkeley. Nearby neighbors include Safeway, Bank of America, Zachary's Pizza, and Trader Joe's. The property is also located near Highways 13 (Ashby Ave) and 24, which connect Berkeley to Contra Costa, Alameda, and San Francisco counties.

Unique opportunity to acquire a quality asset, with secure growing income, in an excellent location. **Please contact listing agent for showing information.**





Investment Summary	
Property Address	3167-3173 College Ave, Berkeley, CA 94705
Cross Street	Alcatraz
Building Square Ft Percent Occupied	3,652 Sq Ft (Public Rec) 100%
Listing Price	\$2,281,000
Lease Types	NNN
Year 1 CAP	6.00%
Scheduled Income	\$136,860
Net Operating Income	\$136,860
APN	52-1563-83
Year Renovated	2008
Lot Size	2,648 Sq Ft (Public Rec)
Electrical HVAC	208/3-Phase/400 Amp 3 Separate Heat & A/C Systems(2008)



The **FedEx Kinko's** segment of the FedEx Corporation provides document services, such as printing, copying, and binding services; and business services, such as high-speed Internet access and computer rental, videoconferencing, signs and graphics production, and direct mail services. This segment also offers retail products, such as specialty papers, greeting cards, printer cartridges, stationery, and office supplies. Web-based services are also provided. The company offers supply chain solutions, including critical inventory logistics, transportation management, fulfillment, and fleet services. FedEx Corporation, formerly known as FDX Corporation, was founded in 1971 and has a market cap of over \$27 Billion. There are more than 1400 FedEx centers in Asia, Australia, Europe, and North America. In February 2004, Kinko's was acquired by FedEx for \$2.4 billion and is now known as FedEx Kinko's (although it is soon set to be re-branded as "FedEx Office").

Rent Roll									
Tenant	Unit No.	Sq Ft	Rent Start (Est)	Lease Expiration	Options	Increases	Rent/SF	Rent	
FedEx Kinko's	3167	1680	9/1/2008	8/31/2013	Two 5-Yr Options	12% Year 6	\$3.60	\$6,048.00	
Hip Line (2nd Floor)	3169	(2nd Flr)	8/1/2008	7/31/2013	One 5-Yr Option	2.5% Annually	\$2.00	\$2,425.00	
Tara's Organic Ice Cream	3173	782	8/1/2008	7/31/2013	Two 3-Yr Options	2.5% Annually	\$3.75	\$2,932.00	
		3,652							\$11,405.00
Monthly Net Income								\$11,405.00	
Annual Net Income								\$136,860.00	

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E-mail: sd@crowntfortune.com



Crown Fortune Properties, Inc.
A REAL ESTATE
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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied as to the accuracy of the information. Listing Broker has been given enough information to provide only a preliminary interest in the property. The materials are not to be considered fact. The information contained herein is not a substitute for a thorough due diligence investigation. References to square footage or age are approximate. Buyer must verify the information at their own expense and bears all risk for any inaccuracies. By receiving the Materials, you are agreeing to the disclaimer set forth herein.



Demographics Report					
	1 Mile Radius	3 Mile Radius	5 Mile Radius		
Population (2000)	37,393	206,309	388,785		
Daytime Population	32,685	197,560	387,852		
Daytime Work Population	19,629	116,381	215,454		
Households	16,379	92,692	164,295		
Household Income	< \$25K	\$25K - \$50K	\$50K - \$100K	\$100K - \$150K	> \$150K
ZIP 94705	14.6%	13.6%	25.0%	14.1%	32.7%
National	21.9%	25.0%	32.3%	12.3%	8.4%
Median Household Income	2004		2009		Per Capita Income
ZIP 94705	\$92,384	\$114,917			\$66,978
National	\$53,154	\$62,503			\$27,916

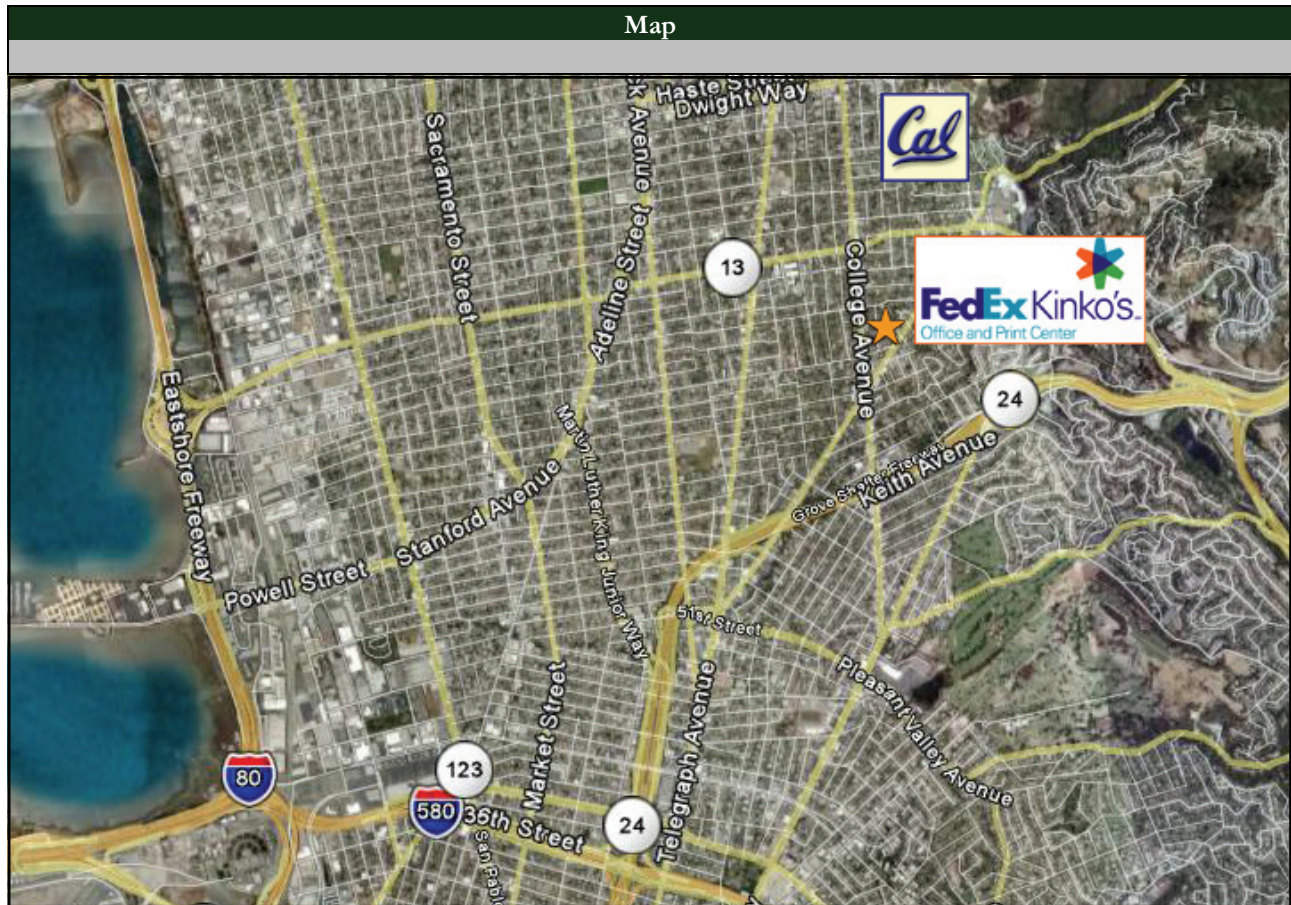


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Tara's Organic Ice Cream, established in Santa Fe, New Mexico, offers organic ice cream with exquisite flavors that is sure to please the local Berkeley crowd. Tara's Organic does not use stabilizers, emulsifiers, fillers, or synthetics. It contains only pure essential ingredients—cream, milk, eggs, sugar and organic flavors. Most of the ingredients are local and the ice cream is made on site, usually on the day it is sold to the consumer. National Geographic recently described Tara's innovative flavors (such as Goat Cheese Raspberry, Plum Ginger, and Chile Pistachio) as "Willy Wonka-like." Tara's Organic Ice Cream will soon be found in many Bay Area markets. www.tarasorganic.com

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