

# Sage Property Solutions

## Seeking Purchase Opportunities

### We Are Looking For Classic 1920s Berkeley/Oakland Apartment Buildings

Sage Property Solutions is seeking prospect properties to capitalize via our standard improvements package.

#### *Property Details:*

- *Must Have:*
- Classic 1920s or earlier building with interesting architectural details
- Located in area attractive to 20-something young professionals with good credit
- Close to transportation; short distance to Oakland or Berkeley city center(s)
- Rent Controlled

- *Should Have as Many as Possible:*
- High utility expenses; ideally with central boiler system
- Average tenancy less than three years
- Needs some cosmetic improvement only
- Current inefficient marketing of apartments
- Sixteen or more units

- *Possible Bonuses:*
- Property in or close to foreclosure
- Bank owned
- Unresolved issues related to Berkeley Soft Story List
- Opportunity for subdivision of large Oakland lot with multiple buildings
- Quick close and/or cash offer required

#### *Things We Do Not Work With:*

- Properties in rougher areas where 20-something young professionals won't go
- 1950s or newer properties, and those without significant architectural appeal
- Property more than 1mi radius from a line between Berkeley/Oakland city centers
- Significant deferred maintenance
- Smaller than sixteen unit properties, except in special cases

Sage Property Solutions' primary value-add is in *strategic management and capitalization of classic Berkeley/Oakland properties*. We share purchase commission if you find the property and we find the buyer. If you bring us both property and buyer, we will see that you receive, over the course of the deal, *more than double* your standard purchase commission.

Can you identify properties that fit this model in Berkeley and Oakland today?

Sage Property Solutions | Kent Mitchell, Principal Broker | Lic# 01784628  
*Restorer of Classic Berkeley Apartment Buildings*

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