



PRESENTED BY JONES LANG LASALLE AMERICAS, INC. ("JLL"),
CALIFORNIA REAL ESTATE LICENSE #01223413

Rose Garden Inn



Berkeley, CA

EXISTING HOTEL & EXPANSION OPPORTUNITY

INVESTMENT SUMMARY

The Offering

Jones Lang LaSalle Americas, Inc. ("JLL"), as sole and exclusive agent for the Seller, has been retained to offer for sale the 40-room Rose Garden Inn along with entitlements for a 17-room expansion (the "Hotel" or "Property") located in Berkeley, California. Offered unencumbered by brand and management, the Hotel represents a rare opportunity for an investor to acquire a boutique hotel adjacent to University of California, Berkeley, one of the top-rated universities in the country and the East Bay's largest employer.

Property Information

| | |
|-------------|---|
| Address | 2740 Telegraph Ave, Berkeley, CA 94705 |
| APN | 054 171600300 054 171600200 054 171600100 |
| Zoning | C-1 |
| Size (AC) | 0.77539 |
| Guest Rooms | 40 |
| Interest | Fee Simple |
| Brand | Independent |
| Management | Unencumbered |





Investment Highlights

Irreplaceable Location

The Rose Garden Inn is located along Telegraph Ave within walking distance to University of California, Berkeley, and Lawrence Berkeley National Laboratory. The Hotel is proximate to San Francisco and many East Bay locales including the neighboring cities of Emeryville and Oakland.

Management & Brand Availability

The Hotel is available unencumbered by both brand and management, allowing new ownership maximum flexibility to enhance market positioning, improve cost controls, and further increase profitability.

Approved 17-Room Expansion

The offering includes a fully entitled expansion of 17 additional guest rooms, three additional off-street parking spaces, and the ability to add incidental liquor service with meals within the existing restaurant.

High Barriers-to-Entry

The scarcity of vacant land, high cost of construction, and long entitlement process in Berkeley result in an extremely high barriers-to-entry market for new hotel development. No new hotel has opened in Berkeley since 2000.

A Premier East Bay Urban Market

Nestled along the eastern shores of the San Francisco Bay, Berkeley is situated just north of Oakland and Emeryville, and home to the first University of California school which was founded in Berkeley in 1868. Together with its immediate neighbor to the south, the Berkeley/Emeryville "Innovation Corridor", with help from the UC Berkeley ecosystem, has spawned and attracted an incredible array of software, media, and biotech/life sciences companies including headquarter locations for Pixar Animation Studios, Animation Mentor, LeapFrog, BioNovo, Inc. and NovaBay Pharmaceuticals.



5 Fortune 500 Company HQs

Chevron (#3), Safeway (#84), Synnex (#220), Ross Stores (#269), Clorox (#469)



3 National Laboratories

fueling high wage job growth in the biotech / life sciences sector – Lawrence Berkeley National Laboratory, Lawrence Livermore National Laboratory, Sandia National Laboratories/California



+150 Global Life Science Companies

Bayer, Roche, Amgen, Johnson & Johnson, Janssen Pharmaceuticals, Abbott Laboratories, Novartis



Over 2.3 million Square Feet

of tenant migration to the East Bay from other Bay Area markets



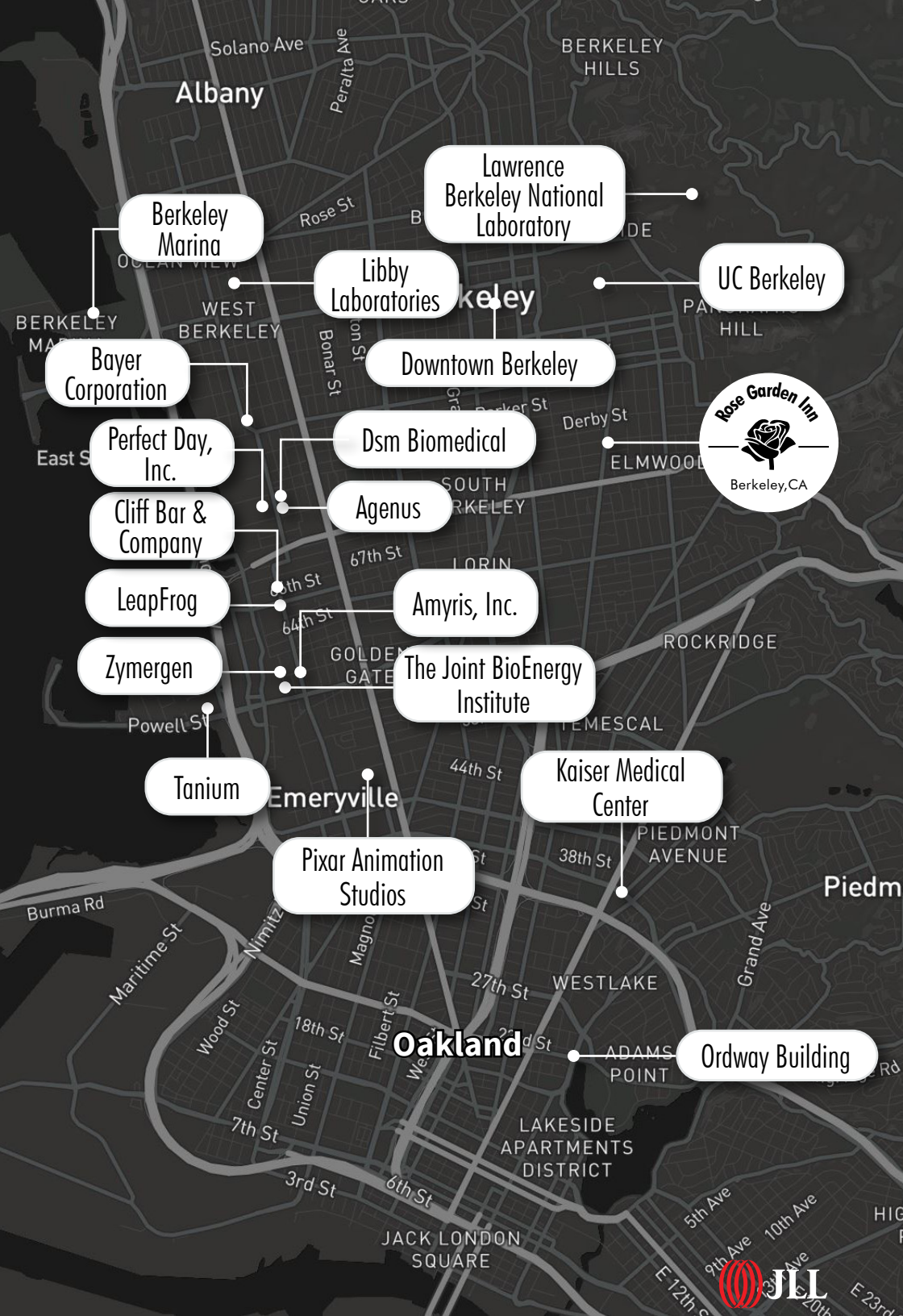
13 Million Passengers

passed through Oakland International Airport in 2017, up 8.3% over 2016



5th Busiest

container port in the U.S.





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