



OFFERING MEMORANDUM

339 Waverley Street, Menlo Park, CA 94025

COMPASS
COMMERCIAL

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COMPASS COMMERCIAL
THOMSON • DANFORTH
INVESTMENT SALES & ADVISORY GROUP

INVESTMENT HIGHLIGHTS

339 & 341 Waverley Street is an incredible opportunity to acquire a prime duplex in the highly desirable Linfield Oaks Neighborhood of Menlo Park. The two homes are connected by garage only, so there are no shared walls creating a single-family home living experience.

- o Prime Duplex in Highly Desirable Linfield Oaks Neighborhood
- o Two 1,000+ SF Two-Bedroom / One-Bath Homes That Were Fully Renovated
- o Current Owner Spent \$200,000 on Fully Renovating Both Homes
- o Ideal for Owner-Occupier
- o Excellent Opportunity for Investor – Great In-Place Rents with Ability to Implement High-End Renovations on Front Home and Add Significant Value
- o NO SHARED WALLS – Single-Family Home Living Experience
- o Both Homes Have Large Private Yards
- o Both Homes Offer Private Garages with Washers & Dryers Included
- o Beautiful Mature Landscaping
- o Upgraded Electrical System (Main & Sub Panels)
- o New Individual Water Heaters & Furnaces Re-done
- o Situated on a Lovely, Quiet Tree-Lined Street
- o Convert one of the garages to an ADU!
- o Bike Score 99 (Biker's Paradise)
- o Equidistant to Both Downtown Areas of Menlo Park & Palo Alto

CAPITAL IMPROVEMENTS PUNCHLIST

Both Homes Full Renovation Includes:

- Corian countertops in kitchens
- Classic shaker-style cabinetry with new hardware
- Stainless-steel appliances (including gas stoves, fridge (in 341) & dishwashers)
- Under-counter LED kitchen strip lighting
- Dual lights above kitchen sinks
- Real hardwood flooring throughout (tile in kitchen & bath)
- Back bathroom equipped with premium TOTO Toilet
- Recessed lighting
- Lighting in closets
- Plantation shutter in both living rooms and kitchen
- Bathrooms feature both windows & exhaust fans for optimal ventilation
- In 2012 new electrical system (main & subpanels) installed
- In 2012 new furnaces (single stage in 339 & double stage in 341) installed
- 341 Bedrooms have handmade stained glass light fixtures (will transfer with sale)
- 341 painted and hardwood refinished in 2024
- 341 has a skylight in kitchen
- 339 New roof in 2012
- Combination of dual pane and sound control windows in both units

LOCATION HIGHLIGHTS

339 Waverley Street is situated in a highly desirable, established residential enclave in Menlo Park, just steps from Downtown Menlo Park's vibrant retail, dining and transit nodes. The property benefits from a quiet neighborhood setting while providing effortless access to core Silicon Valley employment centers and regional transportation corridors.

○ Convenient Commute & Connectivity

- **Easy access to major freeways** — including U.S. Highway 101 and Interstate 280, facilitating efficient travel throughout the Bay Area.
- **Caltrain access nearby** — i(Menlo Park station), offering a direct commuter link to San Francisco, Silicon Valley and San Jose.
- Close proximity to **Google, Facebook/Meta, Apple, and Stanford University**, appealing to tech professionals and academic commuters alike.

○ Recreation & Community Amenities

- **Burgess Park & Community Center** — Offers sports fields, tennis courts, playgrounds, community programs and open space.
- Easy access to scenic walking and bike routes, including connections to the Bay Trail.

○ Retail & Dining at Your Doorstep

- **Downtown Menlo Park** — offers a curated array of boutique shopping, coffee shops, casual and fine dining.

- Within walking distance to essential services, weekly markets, and everyday conveniences.

- **Excellent school district.** This location is under 1 mile from all public schools that it feeds into:

- **Encinal Elementary School** — K–5, highly regarded neighborhood school within about ~1.1–1.2 miles.
- **Hillview Middle School** — Grades 6–8, excellent ratings, roughly ~1.6 miles away.
- **Sequoia Union High School District** — Local public high school serving grades 9–12 with strong academics and extracurriculars ~0.6–0.9 miles.

67
WALK
SCORE

Somewhat Walkable
Some errands can be accomplished on foot.

100
BIKE
SCORE

Biker's Paradise
Daily errands can be accomplished on a bike.



FINANCIAL SUMMARY

OFFERING DETAILS	
Address	339 Waverley Street, Menlo Park CA
Price	\$2,550,000
Units	2
Price/Unit	\$1,275,000
Rentable Square Feet	2,005
Price/Sq Ft	\$1,272
Year Built	1952
Land Area (Acres)	7,458
Current Cap Rate	2.16%
Market Cap Rate	2.58%
Current GRM	27.07
Market GRM	24.29

Note: Building square footage based on San Mateo County Records and to be confirmed by Buyer.

OPERATIONS STATEMENT	CURRENT	MARKET
Scheduled Gross Rent	\$94,200	\$105,000
Vacancy	\$0	\$0
Effective Gross Rent	\$94,200	\$105,000
Other income	\$0	\$0
Total Income	\$94,200	\$105,000
Operating Expenses	\$4,080	\$4,080
Non-Operating Expenses	\$35,010	\$35,010
Total Expenses	\$39,090	\$39,090
Net Operating Income	\$55,110	\$65,910

FINANCING

Excellent Loan Packages are available and are always dependent on the lender's underwriting, property appraisal, loan program and buyer's qualifications. Available loan amounts and the loan terms are subject to change and are not guaranteed.

339 WAVERLEY STREET

RENT ROLL SUMMARY

Number	UNIT	SQ FT	CURRENT RENT	RENOVATED MARKET RENT
339	2+1	1,088	\$4,050	\$4,500
341	2+1	1,098	\$3,800	\$4,250
Total			\$7,850	\$8,750

Market Rent are estimates and to be confirmed by Buyer.

Home interiors measured using CubiCasa and to be confirmed by Buyer.



OPERATIONS STATEMENT

OPERATIONS INCOME	CURRENT	Market
Scheduled Gross Rent	\$94,200	\$105,000
Vacancy	\$0	\$0
Effective Gross Rent	\$94,200	\$105,000
Laundry Income (In-Garage Washers & Dryers)	\$0	\$0
TOTAL INCOME	\$94,200	\$105,000
OPERATING EXPENSES		
Repairs & Maintenance (750/unit) 1	\$1,500	\$1,500
Utilities (Water - \$90 per month) 2	\$1,080	\$1,080
Landscaping (Estimate)	\$1,500	\$1,500
SUBTOTAL	\$4,080	\$4,080
NON-OPERATING EXPENSES		
Real Estate Taxes 1.09040%	\$27,805	\$27,805
Special Assessments	\$4,705	\$4,705
Insurance (Estimate)	\$2,500	\$2,500
SUBTOTAL	\$35,010	\$35,010
TOTAL EXPENSES	\$39,090	\$39,090
% Scheduled Gross Rent	41.50%	37.23%
Expenses/Unit	\$19,545	\$19,545
Expenses/Sq Ft	\$19.50	\$19.50
NET OPERATING INCOME	\$55,110	\$65,910

1: Industry standard estimate of \$750/unit/year. This is not guaranteed and Buyer is responsible for deciding what the true cost should be.

2: Tenants pay all utilities other than Water.

PROPERTY PROFILE

Property Details

ADDRESS	339 Waverley Street, Menlo Park, CA
COUNTY	San Mateo
NEIGHBORHOOD	Linfield Oaks
APN/PARCEL ID	062-412-080
COUNTY USE	Multi-Family
ZONING	R3

Property Attributes

UNITS	2
GROSS BUILDING SQFT	2,005
GROSS SQFT / UNIT	1,003
LAND AREA (SQ FT)	7,458
YEAR BUILT	1952
PARKING	Private Garage & Driveway
LAUNDRY FACILITIES	In-Garage Washers & Dryers
POOL/SPA	No

Property Construction

FOUNDATION	Concrete Perimeter
EXTERIOR WALLS	Stucco & Wood Siding
ROOF	Composition Shingle
PATIO/BALCONY	Private Yards
ELECTRICAL PANELS	Upgraded Electrical System - Main & Sub Panels
WINDOWS	Combination of Double Pane and Sound Control Throughout
HVAC	Forced Air Heat – Furnaces
WATER HEATER	Individual Water Heaters

Utility Meters

1 Water Meter	Tenants
2 Gas Meters	Tenants
2 Electric Meters	Tenants

















UNIT 399 - VIRUTAL STAGING



UNIT 341 - VIRUTAL STAGING



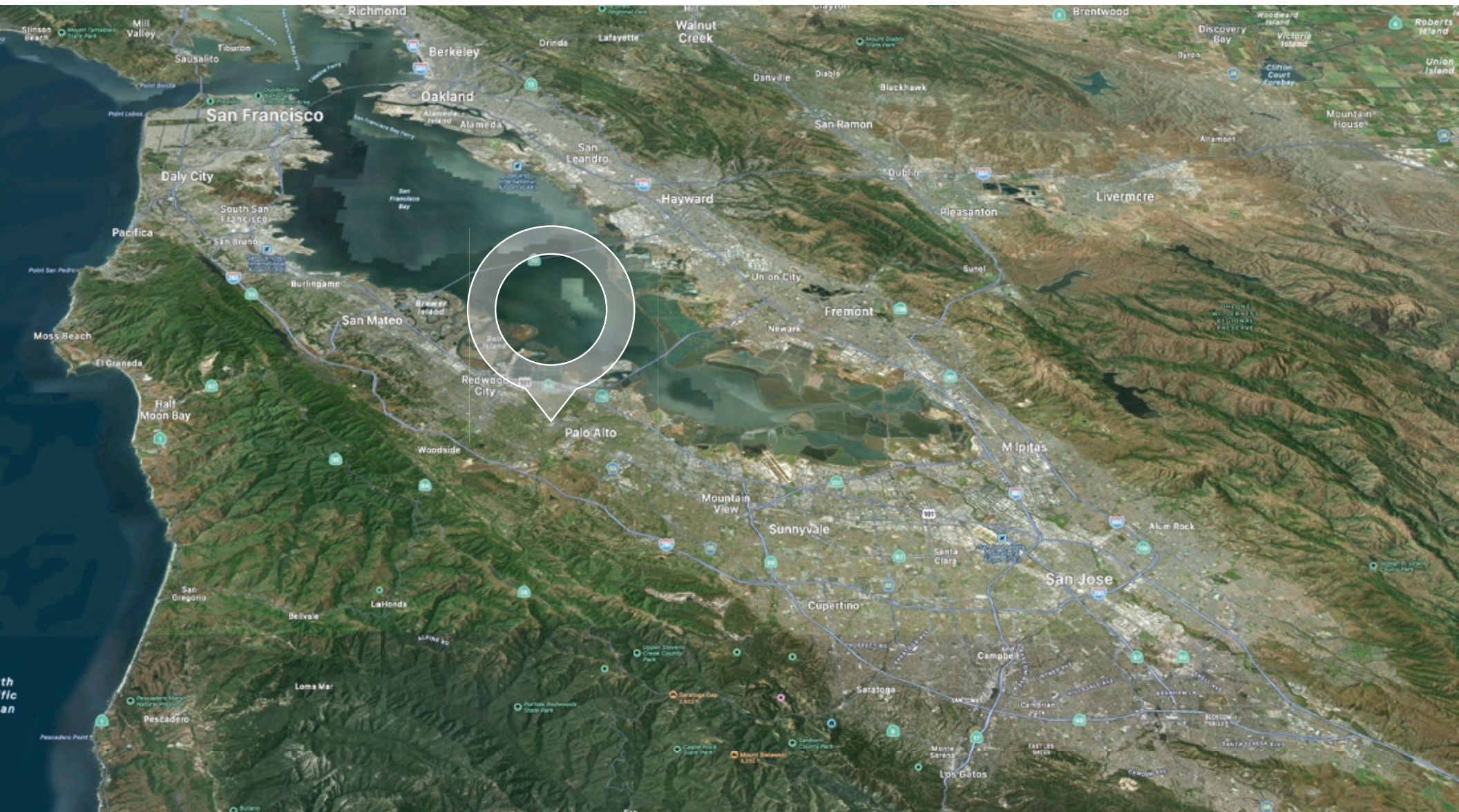
PARCEL MAP



AERIAL

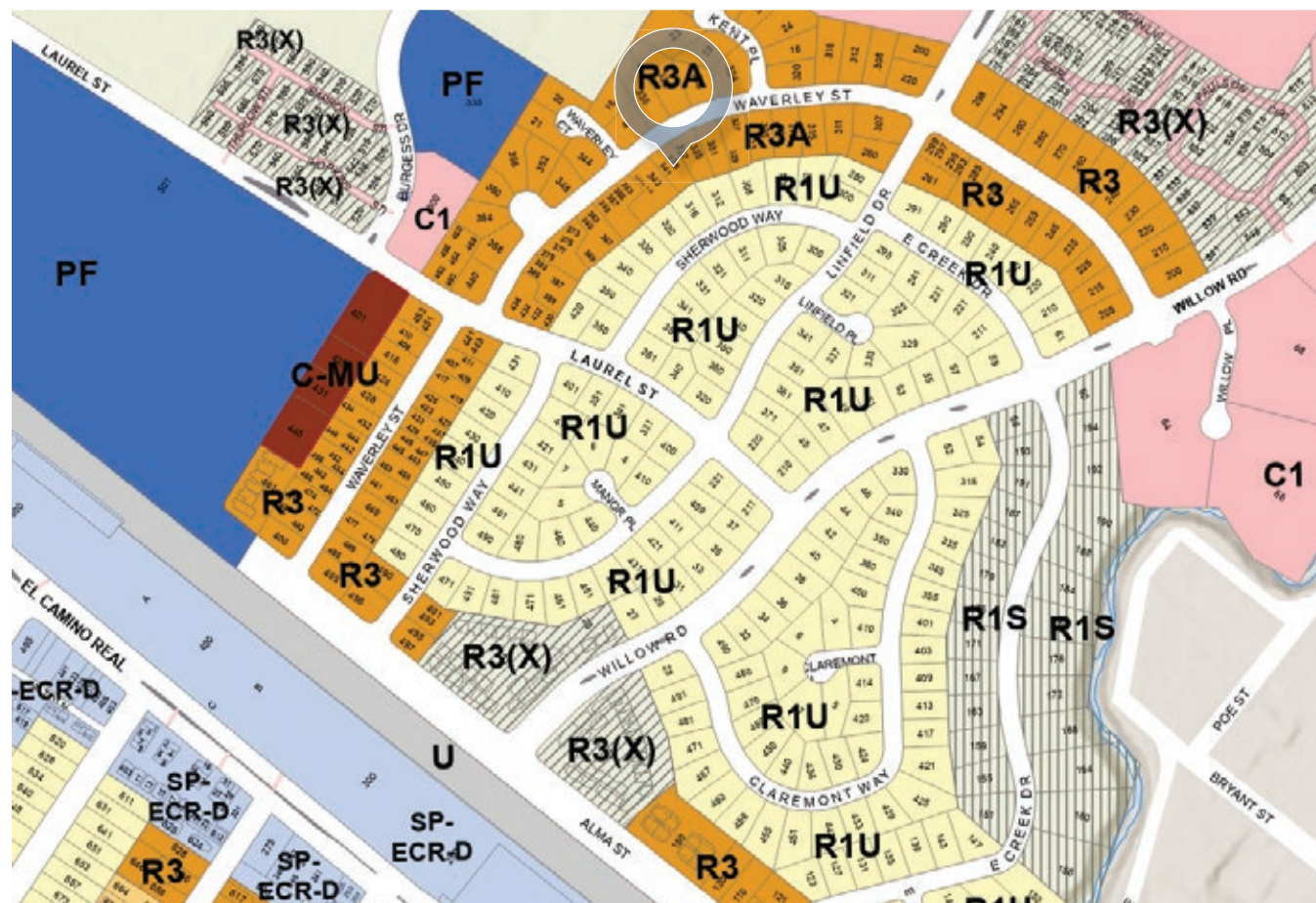


AREA MAP



GENERAL PLAN LAND USE AND ZONING

Land use Element



Zoning

Mixed Zoning



Source: City of Menlo Park

SAN FRANCISCO BAY AREA OVERVIEW

The San Francisco Bay Area is one of the most dynamic and economically vibrant regions in the world, making it a premier location for real estate investment. Home to over 7.5 million residents across nine counties, the Bay Area is the fifth-largest metropolitan area in the United States. Its GDP exceeds \$500 billion, ranking it among the top global economies, driven by a diverse mix of industries including technology, biotechnology, finance, and education.

ROBUST ECONOMY

Largest Metro Area In
The U.s. In Terms Of
Real GDP

#3

Largest Metro Area In The
U.s. With A Population Of
Over 8.8. Million

#5

Largest Economic Market In
The World With An Annual
Gdp Of Over \$880 Billion

#19

REMARKABLE ATTRIBUTES

BAY AREA SHARE OF U.S.
VENTURE CAPITAL (Q2 2024)

23%

HIGHEST CONCENTRATION OF
HIGH-TECH WORKERS IN THE U.S.

286:1,000

OF ALL REGISTERED U.S. PATENTS

12.8%

HIGHEST CONCENTRATION
OF MILLIONAIRES

8.1%

HIGHEST AVERAGE TECH
SALARIES IN THE U.S.

\$185K

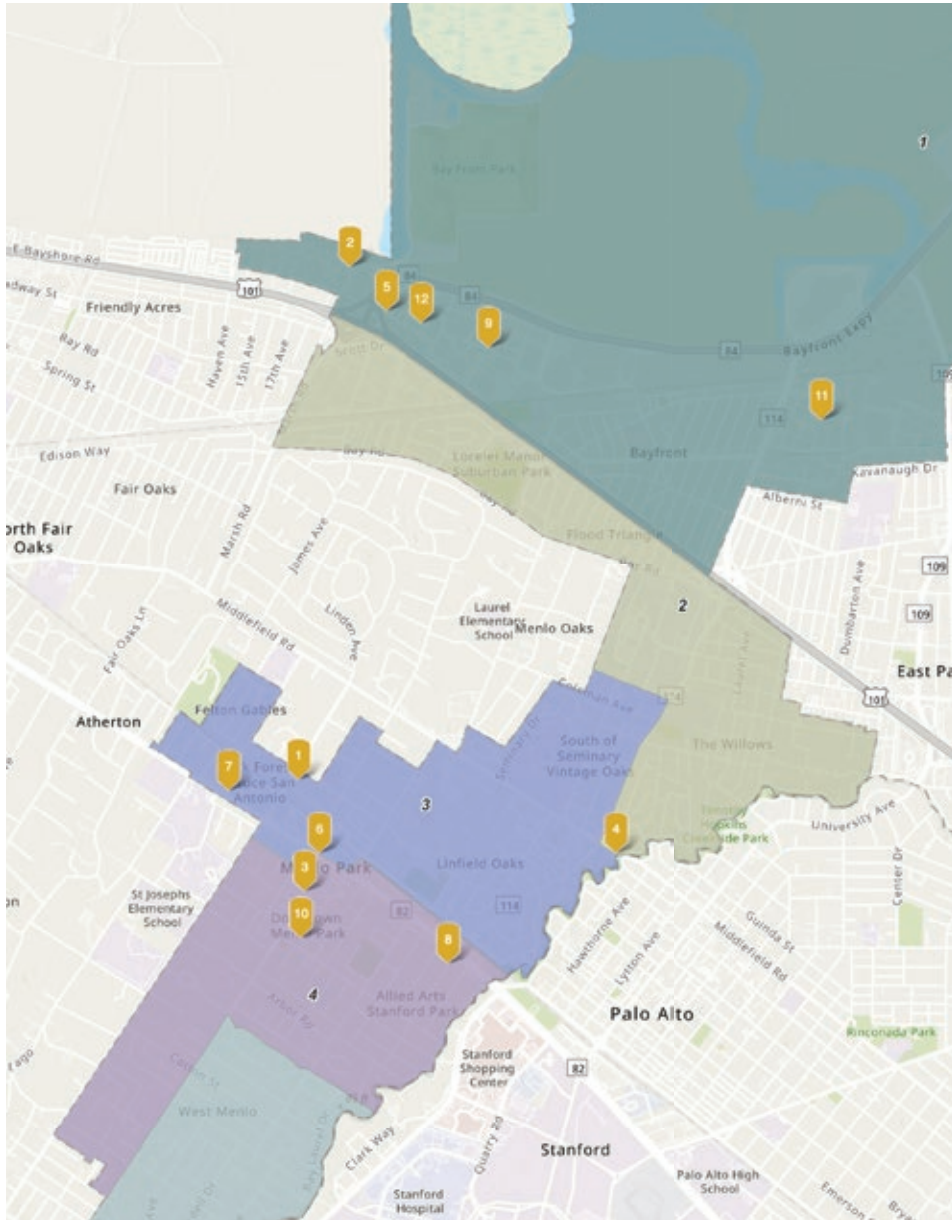
OF SILICON VALLEY RESIDENTS WITH COLLEGE EDUCATION

75.6%

TOP LOCAL EMPLOYERS MAP



NEW DEVELOPMENT PROJECTS



1 409 Glenwood Ave.



2 3723 Haven Ave. (Hotel Moxy)



3 706-716 Santa Cruz Ave.



4 40 Middlefield Rd.



5 111 Independence Dr.



6 1162 El Camino Real



7 1550 El Camino Real



8 201 El Camino Real



9 165 Jefferson Dr. (Menlo Flats)



10 1021 Evelyn St.



11 1350-1390 Willow Rd., 925-1098 Hamilton Av...

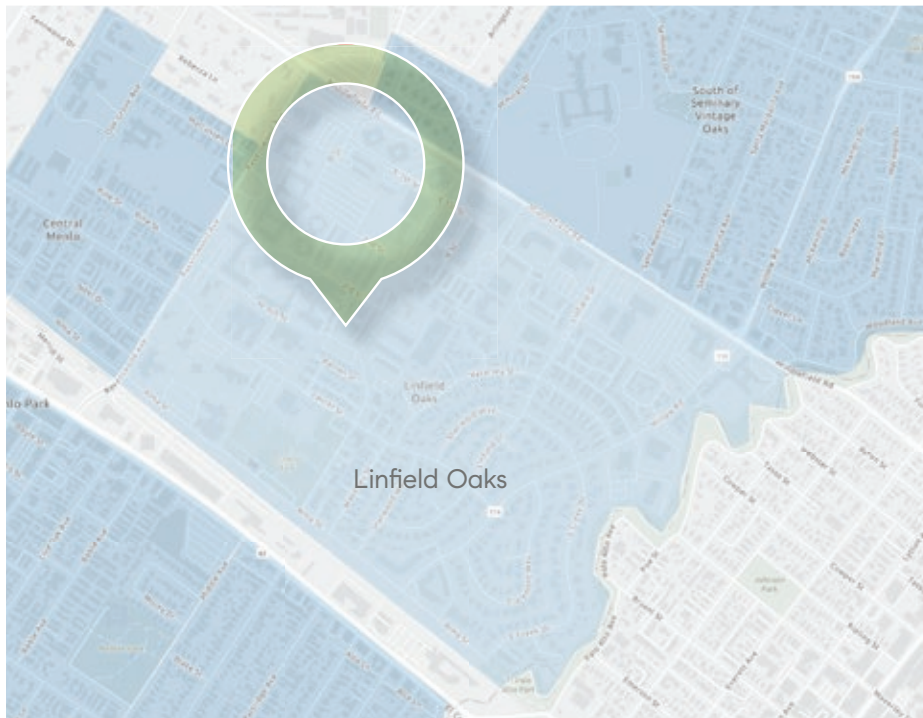


12 123 Independence Dr. (Sobrato)

LOCATION HIGHLIGHTS

Menlo Park is a suburb of San Jose with a population of 33,324. Menlo Park is in San Mateo County and is one of the best places to live in California. Living in Menlo Park offers residents a dense suburban feel and most residents own their homes. In Menlo Park there are a lot of coffee shops and parks. Many families and young professionals live in Menlo Park and residents tend to lean liberal. The public schools in Menlo Park are highly rated.

Linfield Oaks is a beautiful community full of charming homes, manicured lawns, and gorgeous tree cover. The neighborhood itself is almost entirely residential, but it offers direct access to a broad variety of amenities. Burgess Park offers everything from swimming to soccer facilities, and several other public parks can be reached by foot or bike in no time.



MENLO PARK BY THE NUMBERS

POPULATION: 33,324

MEDIAN AGE: 38.5

MEDIAN HOUSEHOLD INCOME: \$198,273

MEDIAN HOME VALUE: \$2,000,001

DENSE SUBURBAN

Rent vs. Own

Rent

44%

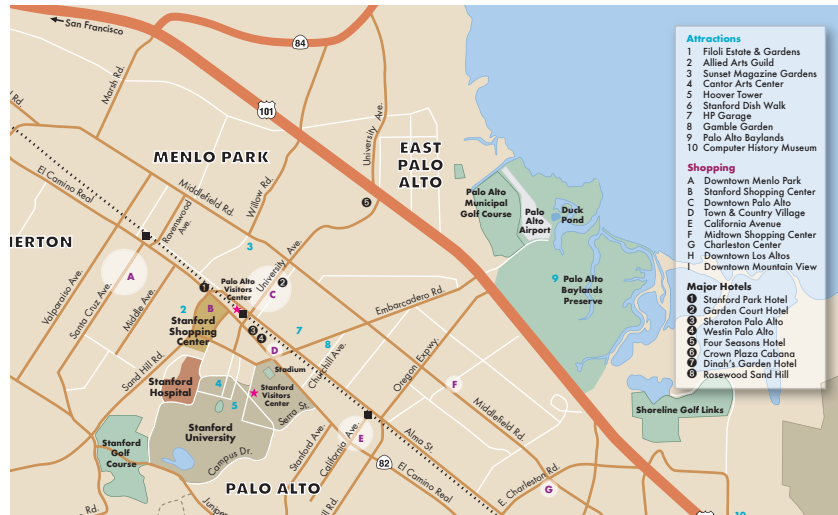
Own

56%



PALO ALTO ATTRACTIONS

"Menalto Ave is also less than a mile from the attractive amenities of Downtown Palo Alto"



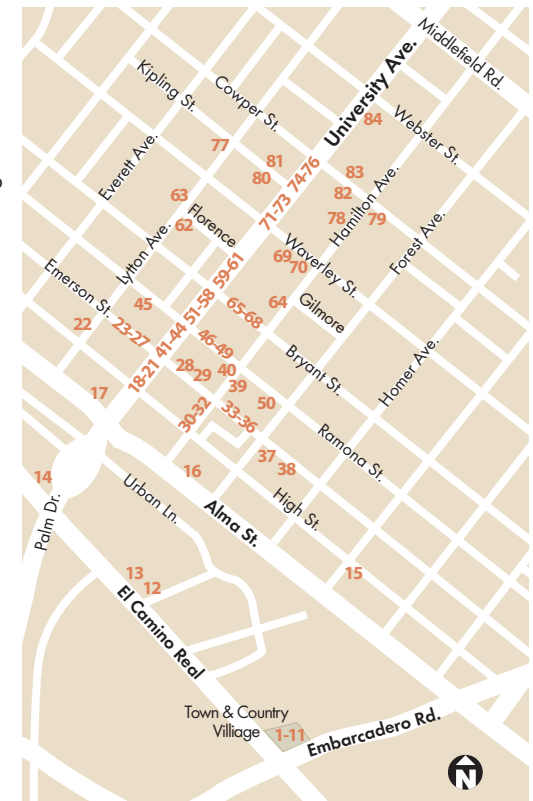
California Avenue Restaurants

- | | |
|----------------------------|-----------------------------|
| 1 Caffe Riace | 20 Mediterranean Wraps |
| 2 Jade Palace | 21 Cafe Brioche |
| 3 Peking Duck | 22 Pastis |
| 4 Palo Alto Pizza Co. | 23 Terrone |
| 5 Baume | 24 Uzunaki |
| 6 Anatolian Kitchen | 25 La Bodeguita del Medio |
| 7 Birch Street | 26 3 G's Cafe |
| 8 Homma's Brown Rice Sushi | 27 Sundance The Steakhouse |
| 9 Cafe Pro Bono | 28 Cardinal Sushi |
| 10 Printer's Inc Cafe | 29 Fresh Taste |
| 11 Antonio's Nut House | 30 R & B Seafood Restaurant |
| 12 Tandoori Oven | 31 Freebirds World Burrito |
| 13 The Counter | 32 Cheese Steak Shop |
| 14 Palo Alto Baking Co. | 33 Olive Garden |
| 15 Joanie's Cafe | 34 Chipotle Mexican Grill |
| 16 Szechwan Cafe | |
| 17 Palo Alto Sol | |
| 18 Spalti Ristorante | |
| 19 Lotus Thai Bistro | |



Downtown Palo Alto Restaurants

- | | |
|-----------------------------------|----------------------------------|
| 1 Scott's Seafood Grill | 39 Reposado |
| 2 Asian Box | 40 Osteria |
| 3 LuLu's Town & Country | 41 Steam |
| 4 Howie's Artisan Pizza | 42 Cafe 220 |
| 5 Kirk's Steakburgers | 43 Pizza My Heart |
| 6 Korean BBQ | 44 The Workshop |
| 7 Douce France | 45 Oren's Hummus Shop |
| 8 Mayfield Bakery & Cafe | 46 University Cafe |
| 9 Calafia Cafe | 47 Mandarin Gourmet |
| 10 Village Cheese House | 48 Nola |
| 11 Sushi House | 49 Coupa Cafe |
| 12 Restaurant Soleil | 50 Old Pro Sports Grill |
| 13 Poolside Grill | 51 Bistro Maxine |
| 14 MacArthur Park | 52 Coconut |
| 15 St. Michael's Alley | 53 Curry Up Now |
| 16 Pampas 529 Alma St. | 54 Madame Tam |
| 17 Rudy's Pub | 55 Gourmet Asian Bistro |
| 18 Amber Dhara | 56 Slider Bar Cafe |
| 19 Loving Hut | 57 Figo |
| 20 Sprout Cafe | 58 La Strada Ristorante Italiano |
| 21 Campo Pizzeria | 59 Siam Royal |
| 22 Darbar Indian Cuisine | 60 Joya Restaurant & Lounge |
| 23 Evvia | 61 Crepevine |
| 24 Patxi's Chicago Pizza | 62 The Cheesecake Factory |
| 25 Jing Jing | 63 Paris Baguette |
| 26 Rangoon Ruby | 64 Kanpai Sushi |
| 27 China Delight | 65 Janta Indian Cuisine |
| 28 Thaiphoo | 66 Three Seasons Restaurant |
| 29 The Rose & Crown | 67 Vero Ristorante |
| 30 Palo Alto Creamery Fountain | 68 Bon Vivant |
| 31 Spot A Pizza | 69 RoastShop |
| 32 LYFE Kitchen | 70 Mango Caribbean Restaurant |
| 33 Tacolicious | 71 Siam Orchid Thai |
| 34 Gordon Biersch Brewing Company | 72 Cafe Epi |
| 35 Buca di Beppo | 73 Cafe Venetia |
| 36 Empire Tap Room | 74 Krung Siam Thai Cuisine |
| 37 La Morenita | 75 Thyme to Eat |
| 38 St. Michael's Alley Annex | |



- | | |
|--------------------|-------------------------------|
| 75 Pluto's | 81 Tai Pan |
| 76 Gyros Gyros | 82 Il Fornaio Cucina Italiana |
| 77 Bangkok Cuisine | 83 California Pizza Kitchen |
| 78 Zibibbo | 84 Tamarine Restaurant |
| 79 Vino Locale | |
| 80 Prolific Oven | |



SALES COMPARABLES



1 841 Partridge Avenue

CITY	MENLO PARK
PRICE	\$2,950,000
UNITS	2
BUILDING SF	3,483
LOT SIZE	1965
YEAR BUILT	9,714
\$/UNIT	\$1,475,000
\$/SQ FT	\$847
CAP RATE (CURRENT)	2.26%
CAP RATE (MARKET)	2.26%
GRM (CURRENT)	26.57
GRM (MARKET)	26.57
DOM	5
COE	12/5/2025
UNIT MIX	(1) 3x2, (1) 2x1



2 810 Cambridge Avenue

CITY	MENLO PARK
Price	\$2,750,000
Units	2
SQ FT	2,666
YEAR BUILT	1959
LOT SQFT	7,477
\$/Unit	\$1,375,000
\$/Sq Ft	\$1,032
CURRENT CAP RATE	2.25%
MARKET CAP RATE	2.85%
CURRENT GRM	26.98
MARKET GRM	23.11
DOM	22
COE	8/8/2025
UNIT MIX	(1) 3x2, (1) 2x1



3 319 - 321 Waverley St

CITY	Menlo Park
PRICE	\$2,500,000
UNITS	2
SQ FT	2,740
LOT SQFT	8,946
YEAR BUILT	1953
\$/UNIT	\$1,250,000
\$/SQ FT	\$912
CURRENT CAP RATE	Vacant
MARKET CAP RATE	2.13%
CURRENT GRM	Vacant
MARKET GRM	25.82
DOM	13
COE	11/5/2024
UNIT MIX	(2) 2x1

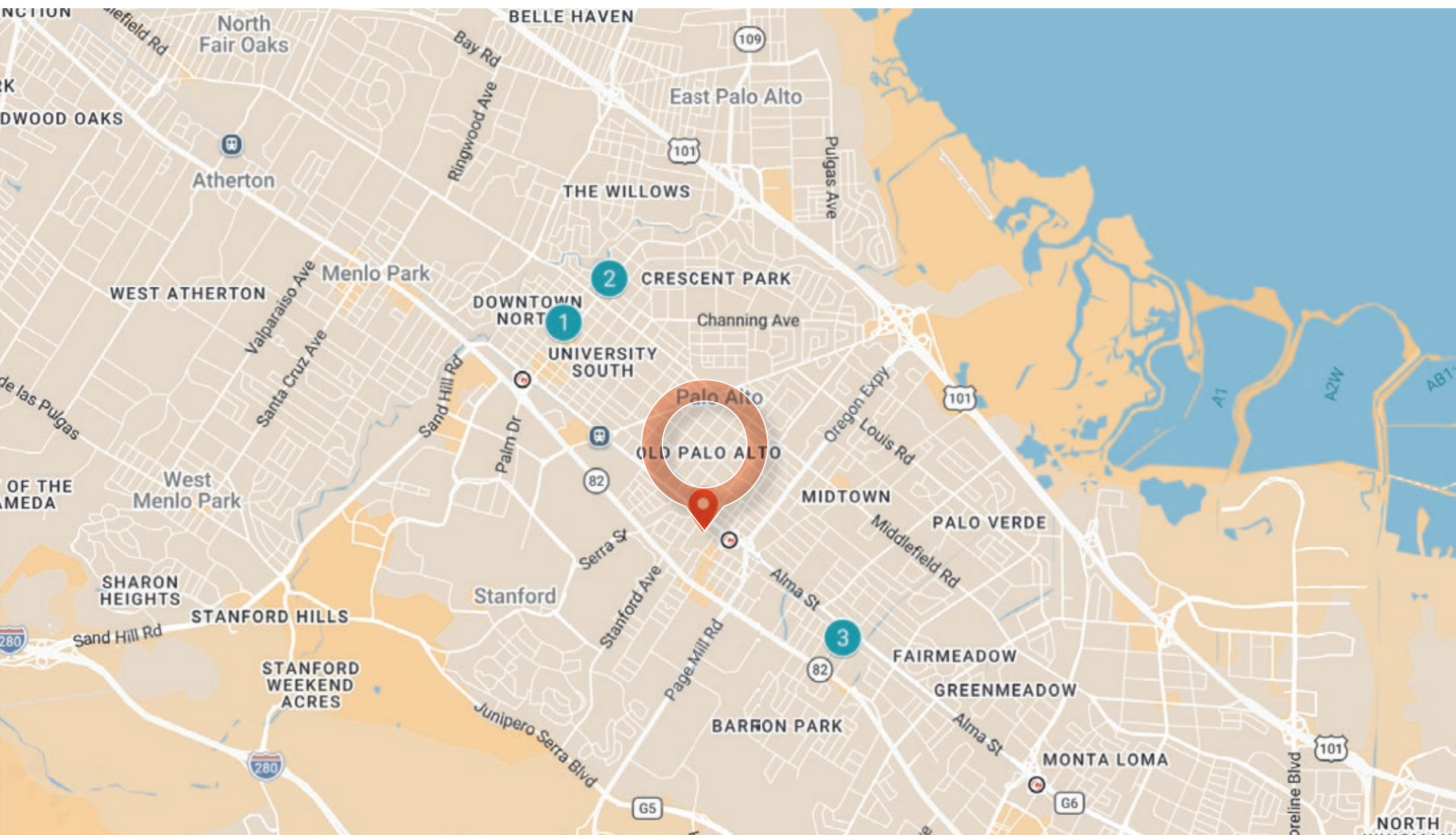
Comments

Similar Cap Rate and GRM.

Similar Cap Rate and GRM.

Same street, 5 houses down. Inferior asset quality - interiors much older and dated. Both homes vacant at time of sale. Cap Rate & GRM based on achievable rents at time of sale.

SALES COMPARABLES MAP







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