

# Korman & Ng presents



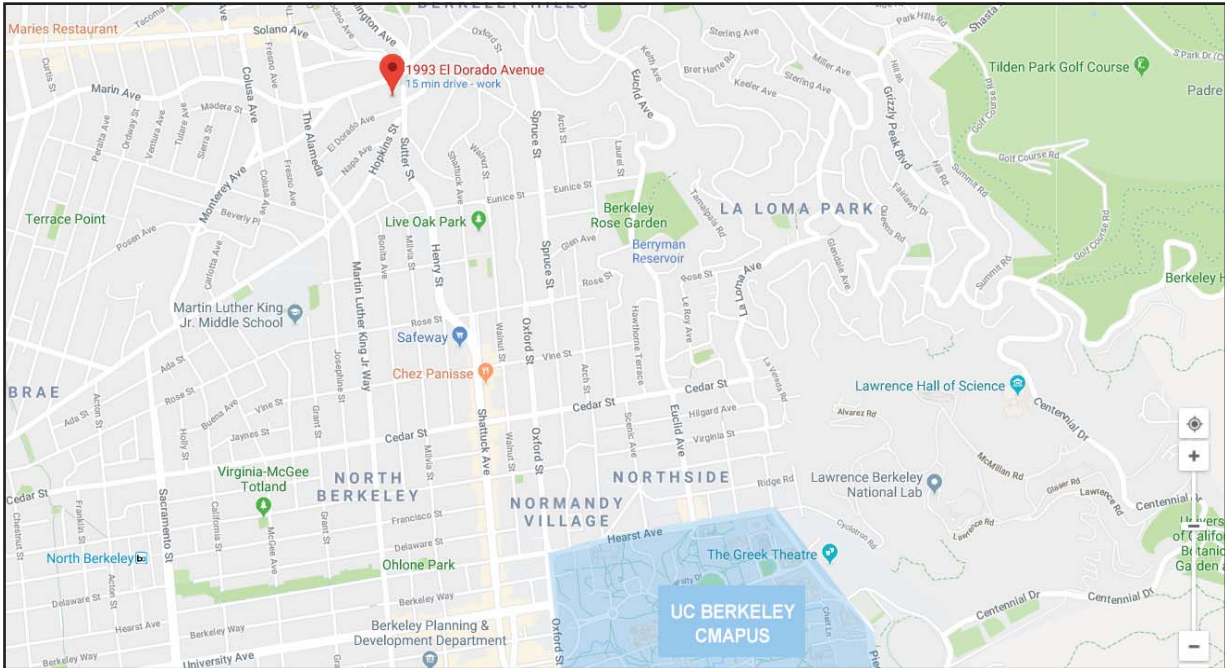
## 1993 El Dorado Avenue, Berkeley

<b>Price</b>	<b>\$3,250,000.00</b>
<b>Number of Units</b>	<b>9</b>
<b>Price/Unit</b>	<b>\$361,000.00</b>
<b>Approximate Square Feet</b>	<b>7200</b>
<b>Price/SQ. FT.</b>	<b>\$451.00</b>
<b>Cap Rate</b>	<b>4%</b>
<b>GRM</b>	<b>15%</b>

This information is believed to be reasonably accurate but is not guaranteed. Prospective buyers are advised to verify the information herein and to rely on their own independent investigations.

# 1993 El Dorado Avenue | Berkeley, California

PROPERTY DESCRIPTION



(Above: Local Map)

(Below: Aerial View)



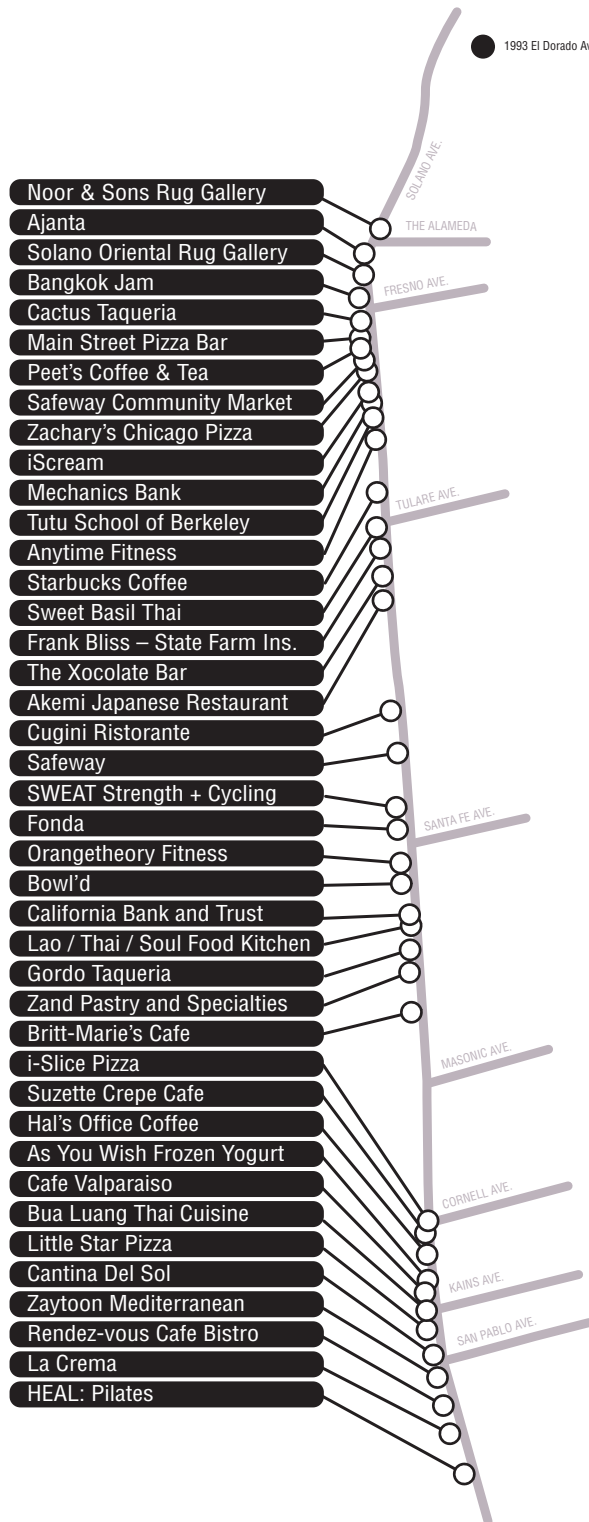
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# 1993 El Dorado Avenue | Berkeley, California

PROPERTY LOCATION

## Nearby



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# 1993 El Dorado Avenue | Berkeley, California

PROPERTY DESCRIPTION

**LOCATION**

1993 El Dorado Avenue is located on the South side of the Solano Avenue tunnel between Lassen Street and Sutter Street in Berkeley California. Positioned 4 blocks from Monterey Market 3-4 block from Solano Avenue, 4 blocks Gourmet Ghetto restaurants and shops.

**DESCRIPTION**

1993 El Dorado Avenue is made up of 2 buildings for a total of 9 units, mid century building with 7 units. Six (6) 1-bedroom units, one (1) three-bedroom unit with decks, parking and storage. The main building has solar hot water and the soft story was remediated with permit. The Duplex was built in 1910 with 1+ bedrooms and 1 bath each. There is large area to garden and a common gathering area behind the garage. Each unit of the duplex has a basement with laundry machines. To access the garage there is a private driveway between 1980-1990 Marin Avenue.

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## Summary

### THE PROPERTY

**PROPERTY ADDRESS** 1993 El Dorado Avenue, Berkeley, California 94707  
**ASSESSORS PARCEL NO.** 61-2571-3-9

### SITE DESCRIPTION

**NUMBER OF UNITS** 9  
**NUMBER OF BUILDINGS** 2 & Garage  
**NUMBER OF STORIES** 2  
**YEAR BUILT** 1958 (7 unit) 1910 duplex  
**RENTABLE SQUARE FEET** 7,200  
**LOT SIZE** 17,000 square feet  
**TYPE OF OWNERSHIP** Fee Simple  
**ZONING**  
**PARKING** 8 & 2 car garage  
**LANDSCAPING** Yes  
**TOPOGRAPHY** Hill upslope  
**EASEMENTS** Utilities

### UTILITIES

**WATER** EBMUD – Owner Meter  
**ELECTRIC** PG&E – Tenant Meter  
**GAS/HEAT** PG&E – Tenant Meter  
**GARBAGE** City – Owner Pays

### CONSTRUCTION

**FOUNDATION** Concrete footings/w slab  
**FRAMING** Wood  
**EXTERIOR** Stucco/Wood  
**PARKING SURFACE** Concrete  
**ROOF** Composition shingles

## Project Income and Expenses

### INCOME

RENTAL INCOME	\$217,266.00
LAUNDRY INCOME	\$1,512.00
<b>TOTAL GROSS INCOME</b>	<b>\$218,778.00</b>

### EXPENSE

REAL ESTATE TAXES	\$49,640.00
INSURANCE	\$5,310.00
EBMUD	\$3,666.00
PG&E	\$1,843.00
REFUSE	\$1,492.00
RECYCLING	\$0.00
MANAGEMENT	\$11,868.00
MAINTENANCE	\$5,000.00
VACANCY ALLOWEANCE (3%)	\$6,547.00
BUSINESS LICENSE	\$5,786.00
RENT BOARD FEE	\$4,536.00
RENTAL HOUSING SAFETY PROGRAM FEE	\$182.00
<b>TOTAL OPERATING EXPENSES</b>	<b>\$94,021.00</b>
<b>NET OPERATING INCOME</b>	<b>\$124,757.00</b>

GAP RATE	4%
GRM RATE	15%

## Rent Roll

UNIT	SQ. FT.	BED	BATH	PARKING	RENT	LEASE	SECURITY DEPOSIT
A	900	1	1	Yes	\$2,007.25	02/01/11-M2M	\$1800.00
B	900	1	1	Yes	\$1,926.07	12/01/10-M2M	\$500.00
1	1350	3	2	Yes (2)	\$3,950.00	11/05/16-M2M	\$3,950.00
3	675	1	1	Yes	\$2,200.00	Vacant	
4	675	1	1	Yes	\$928.51	08/04/93-M2M	\$400.00
5	675	1	1	Yes	\$883.78	10/01/93-M2M	\$200.00
6	675	1	1	Yes	\$2,175.00	06/20/17-M2M	\$2,175.00
7	675	1	1	Yes	\$1,859.85	11/01/13-M2M	\$1,725.00
8	675	1	1	Yes	\$2,175.00	01/27/17-M2M	\$2,175.00

Laundry (machines are less than a year old and still on warranty) \$126

Total 7,200 11 10 10 \$18,231.46 \$12,925.00

# Property Photos

Unit 1 3 Bedroom 2 Bath



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Property Photos



Unit 1



Unit 8

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# Property Photos

Duplex Unit B



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Property Photos



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## Korman & Ng

Established in 1980 by Michael Korman and Miriam Ng, the firm of Korman & Ng is a full service real estate company offering real estate services in sales, leasing, property management and development.

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### DIRECTIONS

From Highway I-80, take the University Avenue exit east towards UC Campus. Go approximately 1.5 miles. Turn left (north) on Shattuck Avenue. Go approximately 3/4 mile, to 4th light, turn left and pull into first driveway on the right.

### KORMAN & NG

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