

## Mixed-Use – 20 Apartments / 5 Commercial

**1804-1816 Euclid Avenue @ Ridge Road  
Berkeley, CA**

**Asking Price: \$7,000,000**



3-story, 25 unit building, one  
block from UC campus

Building size: 17,420 sq. ft.

Lot size: 8,898 sq. ft.

Year built: 1919

Zoning: commercial

APN: 058-2191-001-03

Enclosed parking for 12  
cars



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**Income: \$412,584 – Projected Income: \$664,812**

Unit	Unit Sq. Ft.	Unit Type	Lease Start	Current Rent	Market Rent
*1	424	studio	3/15/18	\$615	\$1,800
2	618	1bd/1ba	<b>vacant</b>	\$0	\$2,300
3	480	studio	9/01/97	\$576	\$1,800
4	466	studio	2/07/18	\$1,749	\$1,850
5	484	studio	9/06/17	\$1,749	\$1,800
6	490	studio	<b>vacant</b>	\$0	\$1,800
**7	480	studio	1/01/00	\$465	\$1,800
8	474	studio	3/01/17	\$1,745	\$1,800
9	496	studio	11/01/16	\$1,895	\$1,800
10	488	studio	1973/per estoppel	\$452	\$1,800
11	478	studio	3/01/16	\$1,750	\$1,800
**12	618	1bd/1ba	1/01/00	\$547	\$2,250
15	480	studio	11/29/18	\$1,775	\$1,800
16	488	studio	6/01/05	\$1,047	\$1,800
17	484	studio	9/05/17	\$1,700	\$1,800
18	490	studio	1/01/90	\$436	\$1,800
19	480	studio	1974/per estoppel	\$451	\$1,800
20	474	studio	1/01/86	\$461	\$1,800
21	496	studio	8/15/18	\$1,775	\$1,800
22	488	studio	<b>vacant</b>	\$0	\$1,800



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Commc'l Units	Tenant	Approx Sq. Ft.	Lease Start/ Options	Current Rent	Market Rent
1804	Campus Store	1,912	6/1/14 – 5 yr lease w/1 – 5yr option, 2% annual inc.	\$4,637	\$4,600
1812	T-Mobile (cell tower)		3% annual increases as of 2/1/18	\$2,308	\$2,200
1812A	Verizon (cell tower)		Obtaining permits	\$0	\$2,000
1814	Hummingbird Cafe	665	4/1/16 – 10 yr lease, 2% annual inc. 2 - 5yr options	\$2,806	\$2,800
1816A	Haircut connection	700	MTM	\$1,335	\$1,300
1816B	Jessie James Tattoo	708	12/1/15 – 4 yr lease 3% annual increases starting 12-2016 – 1 - 4yr option	\$1,857	\$1,900
Laundry				\$251	\$251
Parking – 12 cars – 2 spaces rented to tenants, 10 to non-tenants				\$1,800	\$1,800
Parking – 2 motorcycles (could accommodate 1 smart car or fiat)				\$200	\$200
1808C – Office or artist's work space /w bathroom - vacant				\$0	\$900
<b>Total</b>				<b>\$34,382</b>	<b>\$55,401</b>

*\*On-site manager's unit. \*\*Lease start dates based on 6/18/14 rent roll.*

## Expenses w/o Taxes: \$80,833

Property Tax 1.2%

Insurance: \$7,000

Management: \$9,842

Phone: \$1,870

PG&E: \$9,600

Management Fees: \$16,007

Janitorial: \$4,609

Water: \$9,696

Garbage: \$15,184

License: \$3,480

Repairs & Maintenance: \$3,545



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