

## Commercial Building

**1633 University Avenue @ McGee Avenue  
Berkeley, CA**



2-story building w/small office  
kitchen and 2 bathrooms

Building size: 3,820 sq. ft.

Lot size: 4,625 sq. ft.

Construction: wood

Parking: 6 – 8 spaces,  
(in back of building)

APN: 057-2070-004

Year built: 1907

Tenant pays all utilities

*Improvements: The interior of the building was completely renovated from the foundation up approx. 24 years ago. Fireproof walls put under roof shingles throughout building. There is a one hour fire protection allowed and all windows will automatically close. Sewer lateral pipes installed by ABC Plastic approx. 20 years ago. New water heater and windows in 2014.*

*Financing: \$530,000 – Chase Bank - 2.5% - \$3,300/mo.*



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**Income: \$88,320**

<b>Tenant</b>	<b>Lease Exp/ Options</b>	<b>Current Rent</b>
Heyday Publishing	12/02/2016 + 3yr option	\$7,360
<b>Total</b>		<b>\$7,360</b>

**Expenses: \$21,006**

Property tax:	\$18,348
Insurance:	\$1,778
Business tax:	\$880



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