

## 8-Unit Apartment Building

**2340 Hilgard Avenue @ Arch Street  
Berkeley, CA**



8 Units – 1 - 3bd/2ba, 1 - 2bd/1ba,  
4 - 1 bd/1ba, 2 studios

100% upgraded apartment building

All mechanical, structural and interior  
upgrades have been performed on  
subject property

Year built: 1940

Building size: 6,022 sq. ft.

Lot size: 6,250 sq. ft.

8-car parking

Separate utility meters

APN: 058-2187-003-00



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**Income: \$206,400**

Unit	Unit Type	Move In Date	Current Rent
A	2bd/1ba	6/01/13	\$2,990
B	1bd/1ba	6/01/13	\$1,890
*B2	studio	1/01/15	\$840
C	1bd/1ba	1/15/14	\$1,990
D	studio	8/01/14	\$1,490
E	1bd/1ba	6/01/11	\$1,522
F	1bd/1ba	3/09/93	\$807
**G	3bd/2ba	6/15/13	\$5,076
Laundry			\$250
Parking			\$83
Utilities			\$255
DSL			\$7
<b>Total</b>			<b>\$17,200</b>

**Expenses w/o Taxes: \$23,629**

Property Taxes 1.5% of sales price	
Insurance:	\$4,460
PG&E:	\$600
Water:	\$5,400
Garbage:	\$1,670
Business License:	\$1,779
<b>Maintenance</b>	
Elevator:	\$500
Landscaping:	\$600
Repairs:	\$1,425
Tech Labor:	\$2,739
Tech Materials:	\$848
Other Maintenance:	\$2,056
Rent Board Fees:	\$1,552

\*B2 non-conforming studio

\*\*Suite G has private elevator and deck with view - \$88 monthly utility pass-through included in rent

**Financing: \$950,000 1<sup>st</sup> Note – 4.8% (P&I) – \$5,596 debt service per month**



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