

Multi-Family Investment Opportunity



Exclusively Listed by:

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2023 Channing Way
Berkeley, CA 94704
6 Units

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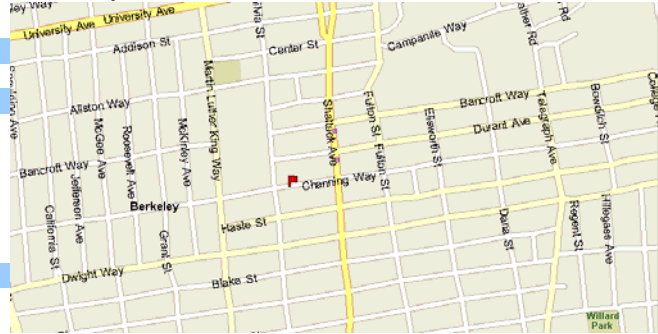
**Please Contact:
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Financial Analysis

Property Address:

2023 Channing Way

Berkeley



Price:		\$595,000
Down Payment:	16%	\$95,200
Number of Units:		6
Cost/Unit:		\$99,167
Cost/Sq. Foot:		\$200
Approx. Sq. Ft.:		2,980
Market CAP:		9.91%
Market GRM:		6.48
Approximate Age:		1927
Approximate Lot Size:		6,750

Unit Schedule

# of Units	Unit Type	Unit Sq. Ft.	Market Rent	Mkt. Rent /Sq. Ft.
3	Studio	400	\$1,000	\$2.50
3	1Bd/1Bth	600	\$1,500	\$2.50
Laundry			\$150	
Total			\$7,650	
Total Income:			\$7,650	

Annualized Expenses

Fixed Expenses:	
New Real Estate Property Tax:	\$7,318
Special Assessments:	\$3,074
Insurance:	\$2,300
Total Fixed Expenses:	\$12,692
Total Fixed Expenses: \$12,692	
Operational Expenses:	
Reserves:	\$1,200
City Business Tax	\$991
Rent Board Registration	\$1,200
PG&E	\$1,500
Garbage	\$1,000
Water	\$3,900
Maintenance/Repairs	\$1,500
Total Operating Expenses:	\$17,411
Total Expenses:	\$30,103

Operating Data

		Market
Scheduled Rental Income:		\$91,800
Scheduled Gross Income:		\$91,800
Less Vacancy Rate:	3.0%	\$2,754
Gross Operating Income:		\$89,046
Less Expenses:	33.8%	\$30,103
Net Operating Income:		\$58,943
Less Loan Payments:		(\$35,478)
Pre-Tax Cash Flow:	24.6%	\$23,465

Proposed Financing

First Loan:	New	\$499,800
Interest Rate:		5.88%
Amortization:		30
Monthly Payment:		\$2,957

Terms quoted by Piedmont Capital Funding. For more information, please call (510) 740-1435.