



2434 Piedmont Avenue

Property ID: 14615951
<http://listing.loopnet.com/14615951>

2434 Piedmont Avenue 
Berkeley, CA 94704
County: Alameda

For more information, click to
email:
Jerri Curry (510) 848-0010

**Bay Area Berkeley
Properties**

<p>Property on tree-line Piedmont Avenue Berkeley</p> 	<p>For Sale Active</p> <p>Primary Type: Special Purpose Special Purpose (Other)</p> <p>Building Size: 6,009 SF</p> <p>Price: \$1,595,000</p> <p>Price/SF: \$265.44</p> <p>Cap Rate: 0.06%</p> <p>Year Built: 1904</p> <p>Date Last Verified: 5/12/2006</p>
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Additional Information

Property Description:

Plenty of potential in this property had a lot of history! This 22 room boarding house was built in 1904 and served as a Sorority and the property is located on fraternity-sorority row. Many upgrades with a community kitchen and four baths and hardwood floors and partial carpet with great woodwork throughout. The new deck on the third floor overlooks the UC Berkeley Campus and views of the Berkeley Hills.

Location Description:

Property is located on tree-lined famous Piedmont Street in the HEART of the UC Berkeley Campus in Berkeley, California.

Additional Types:	Economy/Limited Service	Commission Split:	2.5%
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Highlights

- Plenty of Potential in this Property!
- Built in 1904 - full of history!
- 22 room Boarding House
- Fabulous location in the HEART of UC Berkeley Campus!
- CAP rate is pro forma based on potential income
- Community kitchen plus four baths - beautiful wood work throughout!

<table><tr><td>Financial Summary</td><td>Actual</td></tr><tr><td>Year:</td><td>2006</td></tr><tr><td>Scheduled Gross Income:</td><td>\$36,346</td></tr><tr><td>Effective Gross Income:</td><td>\$36,346</td></tr><tr><td>Operating Expenses:</td><td>\$2,316</td></tr><tr><td> Maintenance:</td><td>\$4,295</td></tr><tr><td> Taxes:</td><td>\$11,120</td></tr><tr><td> Insurance:</td><td>\$1,619</td></tr><tr><td> Other Expenses:</td><td>\$14,445</td></tr><tr><td>Total Expenses:</td><td>\$31,479</td></tr></table>	Financial Summary	Actual	Year:	2006	Scheduled Gross Income:	\$36,346	Effective Gross Income:	\$36,346	Operating Expenses:	\$2,316	Maintenance:	\$4,295	Taxes:	\$11,120	Insurance:	\$1,619	Other Expenses:	\$14,445	Total Expenses:	\$31,479	<table><tr><td>Major Tenant Information</td></tr><tr><td>Tenancy Type: Single</td></tr></table>	Major Tenant Information	Tenancy Type: Single	<table><tr><td>Debt & Equity Information</td></tr><tr><td>No Debt & Equity Information Provided</td></tr></table>	Debt & Equity Information	No Debt & Equity Information Provided
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