



Multi Family



5016 SQFT



10+ Beds



5 Baths

## PROPERTY DETAILS

WOW! Fantastic 3-plex located in Berkeley! This incredible property offers over 4380 finished sqft! 2-4 bedroom, 2 bath units with finished basements! 1 2-Bedroom, 1 bath Unit with finished family room or bedroom in basement! 10 bedrooms, 5 baths total, middle unit basement can be finished like the other 2 units. All the units have been nicely updated! beautiful hardwood floors, newer interior doors, trim, tile, interior/exterior paint. light/plumbing fixtures through out and double pain vinyl windows. Top units can be locked off from the basement with separate rear entrances! This property is in top notch condition that has been highly maintained and loved! Incredible location! Walk to restaurants, Berkeley Park, close to the Hot Highlands/Tennyson/Lo-Hi, minutes to DTD with short access to the highway! So many options or opportunities with this unit! All units month to month, most long term! Low rents! MUST SEE... Beautiful!

[Please Do Not Disturb Tenants! No Sign! Please Drive By, Review All Photos. No Showing Without Offer. Contact Agent For More Details. Income: \$55,500, Expenses \$9,921, Net Income \$45,579, Cap Rate 3.89% Potential Income \$72,000, Expenses \$9,921, Net Income 62,079, Cap Rate 5.2% This Is A 1031 Exchange, Buyer Must Wait Until Seller Finds Replacement Properties. Seller Has Survey To Subdivide Property. 3 Separate Addresses. 4431-4429-4427 Separately Metered Beautiful



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