

**Multifamily opportunity in
South Berkeley!**

3134 King Street Berkeley, California

4 units
Fully leased
Recent renovation (rear units)
Blocks from BART

Asking: \$579,900



Presented by Cirios Real Estate 415.217.0012
Ryan Taylor (rtaylor@ciriosre.com) & Andrew Jeffery (ajeffery@ciriosre.com)

Offering Summary

Price	\$579,900
Price per Unit	\$144,975
GRM	11.7

Est. Annual Expenses*

Landscaping	\$1,000
PG&E	\$0 (Tenant Paid)
Water	\$3,400
Garbage	\$1,300
Insurance	\$2,200
Real Estate Taxes	\$11,000
Rent Board Registration	\$600
Maintenance	Varies

* This information is believed to be reliable by Cirios Real Estate, but no representations or warranties are made as to these expenses in the future. Each buyer should make his or her own investigations and should not rely on this information as accurate.

Unit Mix

Unit	Bed	Bath	Sqft	Rent	Leased thru	Current
A	1	1	~900	\$1,171	M to M	Yes
B	1	1	~900	\$600	M to M	Yes
C	2	1	~700	\$1,150	3/31/11	Yes
D	2	1	~700	\$1,200	5/31/11	Yes



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