

**Property:** Multifamily | Berkeley, CA  
**Configuration:** Four Cottages + Rear Duplex  
**Prepared For:** Interested Buyers and Investors  
**Prepared By:** Christopher Guízar | DRE 2164767

**1504 10th St. Berkeley, CA**

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## **Income Summary (Monthly)**

### **Cottages (4 Units)**

- **#1514: (Vacant – Pro Forma Rent):** \$2,400
- **#1512:** \$2,000
- **#1510:** \$2,000
- **#1506:** \$1,721

### **Duplex (2 Units)**

- **#1508:** \$1,106
- **#1504:** \$1,106

**Total Scheduled Monthly Income (Fully Stabilized):**  
**\$10,333**

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## **Operating Expenses**

### **Utilities**

- **Owner-Paid Water for Duplex + Sprinkler System:** Up to \$200/month
- **All Other Utilities: Tenant-paid** (individually metered)

## Other Expenses

*(To be underwritten by buyer: taxes, insurance, reserves, maintenance, management, etc.)*

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## Net Operating Income (Monthly)

**NOI Range (before taxes, insurance, and reserves):**

**\$10,133**

*(After estimated \$200 water expense.)*

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## Investment Highlights

- Strong in-place income with clear upside on vacant unit
  - Individually metered units reduce owner utility burden
  - One unit currently vacant — ideal for owner-user or rent optimization
  - Highly desirable Berkeley rental location with consistent demand
  - Full rent roll and detailed financials available upon request
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## Contact

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